

December 18, 2012  
City Commission Room, 700 N. Jefferson, Junction City KS 66441

Mayor Pat Landes  
Vice Mayor Jim Sands  
Commissioner Cecil Aska  
Commissioner Scott Johnson  
Commissioner Jack Taylor  
City Manager Gerry Vernon  
City Attorney Catherine Logan  
City Clerk Tyler Ficken

**1. 7:00 P.M. - CALL TO ORDER**

- a. Moment of silence
- b. Pledge of Allegiance

**2. PUBLIC COMMENT:** The Commission requests that comments be limited to a maximum of five minutes for each person.

**3. CONSENT AGENDA:** All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- a. Consideration of Appropriation Ordinance A-24 2012 dated November 27, 2012 through December 13, 2012 in the amount of \$1,482,989.852.
- b. Consideration of the Minutes for the December 4, 2012 City Commission Meeting.
- c. The consideration and approval of Resolution 2678, setting a public hearing date of February 5, 2013 to address condemnation of 305 E 8th St.
- d. Award of contract for the lease/purchase loan for 2013 golf equipment purchases.
- e. Consideration of R-2680 removing the City Prosecutor from the list of executive staff for residency and adding the Municipal Services Director.

**4. SPECIAL PRESENTATIONS:**

- a. Central Kansas Foundation Prevention Services Department Proclamation - National Impaired Driving Prevention Month.

**5. APPOINTMENTS:**

- a. Appointment of Chief Brown to the Housing Authority Board for a four year term ending 10-31-2016.

**6. PUBLIC HEARING:**

- a. Public hearing and consideration of 2012 budget amendments.

**7. UNFINISHED BUSINESS:**

- a. Consideration of the 2013 Master Economic Development Agreement.

**8. NEW BUSINESS:**

- a. Consideration of sale of 617 North Washington as well as approval of Resolutions declaring appropriate authority and blighted nature of the building.
- b. Consideration of the Owner's Request for Annexation of the Property at 1205 Hoover Road and approval of the Annexation Agreement concerning connection to City utilities.
- c. Consideration of the Written Request of the Property Owner to Deannex Property on the South Side of Rucker Road at the west City limit line.
- d. Consideration of the Waiver of the Paving Requirement for the proposed Parking Lot at Helland Park off Rucker Road.

**9. EXECUTIVE SESSION:**

- a. An Executive Session to discuss issues of attorney client privilege.

**10. COMMISSIONER COMMENTS:**

**11. STAFF COMMENTS:**

**12. ADJOURNMENT:**

**Backup material for agenda item:**

- a. Consideration of Appropriation Ordinance A-24 2012 dated November 27, 2012 through December 13, 2012 in the amount of \$1,482,989.852.







| DEPARTMENT          | FUND         | VENDOR NAME                              | DATE     | DESCRIPTION                | AMOUNT_   |
|---------------------|--------------|--|----------|----------------------------|-----------|
| NON-DEPARTMENTAL    | GENERAL FUND | FAMILY SUPPORT PAYMENT CENTER (MISSOURI  | 11/30/12 | MACSS #41061331/ CV103-753 | 154.85    |
|                     |              | INTERNAL REVENUE SERVICE                 | 12/07/12 | FEDERAL WITHHOLDING        | 3,994.71  |
|                     |              |  | 11/30/12 | FEDERAL WITHHOLDING        | 33,695.00 |
|                     |              |  | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 647.94    |
|                     |              |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 186.02-   |
|                     |              |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 406.42-   |
|                     |              |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 412.74-   |
|                     |              |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 733.33-   |
|                     |              |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 1,039.98- |
|                     |              |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 587.30-   |
|                     |              |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 3,699.22  |
|                     |              |  | 12/07/12 | MEDICARE WITHHOLDING       | 650.31    |
|                     |              |  | 11/30/12 | MEDICARE WITHHOLDING       | 3,861.37  |
|                     |              | ING LIFE INSURANCE & ANNUITY COMPANY     | 11/30/12 | ING                        | 3,199.96  |
|                     |              | JUNCTION CITY FIREFIGHTERS AID ASSOCIATI | 11/30/12 | FIREFIGHTERS AID ASSOCIATI | 105.00    |
|                     |              | ASHLEY ANDERSON                          | 12/06/12 | AMBULANCE REFUND (REISSUE  | 44.00     |
|                     |              | KANSAS PAYMENT CENTER                    | 11/30/12 | GARNISHMENT                | 457.02    |
|                     |              |  | 11/30/12 | GARNISHMENT                | 258.46    |
|                     |              |  | 11/30/12 | KANSAS PAYMENT CENTER      | 851.24    |
|                     |              | BERMAN & RABIN, P. A                     | 11/30/12 | 09LM125                    | 406.39    |
|                     |              | MICHIGAN STATE DISBURSEMENT UNIT         | 11/30/12 | GARNISHMENT-912507765      | 74.89     |
|                     |              | ROBIN M DAVIS-OWENS                      | 12/12/12 | REFUND OF OVERCOLLECTION   | 16.41     |
|                     |              | FIREMEN'S RELIEF ASSOCIATION             | 11/30/12 | FIREMANS RELIEF            | 186.48    |
|                     |              | GEARY COUNTY SHERIFF                     | 12/03/12 | BOOKING FEE NOVEMBER 2012  | 1,449.00  |
|                     |              | JUNCTION CITY POLICE                     | 11/30/12 | JCPOA                      | 710.73    |
|                     |              | KANSAS DEPT OF REVENUE                   | 12/07/12 | STATE WITHHOLDING          | 1,557.85  |
|                     |              |  | 11/30/12 | STATE WITHHOLDING          | 12,754.47 |
|                     |              | KANSAS PUBLIC EMPLOYEES                  | 12/07/12 | KPERS #1                   | 481.42    |
|                     |              |  | 11/30/12 | KPERS #1                   | 1,804.01  |
|                     |              |  | 12/07/12 | KP&F                       | 2,414.54  |
|                     |              |  | 11/30/12 | KP&F                       | 13,402.10 |
|                     |              |  | 11/30/12 | KPERS #2                   | 2,120.83  |
|                     |              | KANSAS STATE TREASURER                   | 11/27/12 | KANSAS STATE TREASURER     | 581.50    |
|                     |              |  | 11/27/12 | KANSAS STATE TREASURER     | 119.50    |
|                     |              |  | 11/27/12 | KANSAS STATE TREASURER     | 4,761.00  |
|                     |              |  | 12/10/12 | KANSAS STATE TREASURER     | 830.00    |
|                     |              |  | 12/10/12 | KANSAS STATE TREASURER     | 155.50    |
|                     |              |  | 12/10/12 | KANSAS STATE TREASURER     | 6,194.00  |
|                     |              | UNITED WAY OF JUNCTION CITY-GEARY COUN   | 11/30/12 | UNITED WAY                 | 214.90_   |
|                     |              |  |          | TOTAL:                     | 98,488.81 |
| GENERAL FUND        | GENERAL FUND | USAA                                     | 12/10/12 | REF OVRPMT M POLLARD/USAA  | 6,092.61  |
|                     |              | GEARY COUNTY PUBLIC WORKS                | 12/13/12 | VEOLIA-NOV 2012-WW/WP      | 417.46_   |
|                     |              |  |          | TOTAL:                     | 6,510.07  |
| INFORMATION SYSTEMS | GENERAL FUND | CENTURYLINK COMMUNICATION, INC.          | 12/10/12 | INFORMATION SYSTEMS        | 14.27     |
|                     |              | VERIZON WIRELESS                         | 12/04/12 | GVP CELL NOVEMBER 2012     | 80.02     |
|                     |              | CDW GOVERNMENT INC                       | 11/28/12 | VSphere 5 Ops Manage       | 2,844.00  |
|                     |              |  | 11/28/12 | VSphere Ops - Maint        | 1,741.00  |
|                     |              | COX BUSINESS SERVICES                    | 12/02/12 | Phone Lines - Cox          | 32.68     |
|                     |              |  | 12/02/12 | Channel 3 Digital Music    | 34.73     |
|                     |              | NEX-TECH                                 | 12/07/12 | Move PRI, Faxfinder, Voice | 307.60    |
|                     |              | INCODE                                   | 11/30/12 | Web Publishing Fees        | 200.00_   |
|                     |              |  |          | TOTAL:                     | 5,254.30  |
| ADMINISTRATION      | GENERAL FUND | INTERNAL REVENUE SERVICE                 | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 27.59     |

| DEPARTMENT           | FUND         | VENDOR NAME                          | DATE     | DESCRIPTION                | AMOUNT_   |
|----------------------|--------------|--------------------------------------|----------|----------------------------|-----------|
|                      |              |                                      | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 501.45    |
|                      |              |                                      | 12/07/12 | MEDICARE WITHHOLDING       | 6.47      |
|                      |              |                                      | 11/30/12 | MEDICARE WITHHOLDING       | 117.27    |
|                      |              | ING LIFE INSURANCE & ANNUITY COMPANY | 11/30/12 | ING                        | 334.62    |
|                      |              | CCMFOA OF KANSAS                     | 12/13/12 | SCHNURR DUES 2013          | 75.00     |
|                      |              | INTRUST BANK, N.A.                   | 12/31/12 | 2013 SAFE DEPOSIT BOX FEES | 65.00     |
|                      |              | CENTURYLINK COMMUNICATION, INC.      | 12/10/12 | ADMINISTRATION             | 176.13    |
|                      |              |                                      | 12/10/12 | ADMINISTRATIVE SERVICES    | 14.27     |
|                      |              | VERIZON WIRELESS                     | 12/04/12 | 210-7021=CITY CLERK        | 51.64     |
|                      |              |                                      | 12/04/12 | 223-7779=CITY MANAGER      | 51.64     |
|                      |              |                                      | 12/04/12 | 210-5380-HR DIRECTOR       | 51.64     |
|                      |              |                                      | 12/04/12 | 307-2150-CITY MANAGER MIFI | 40.01     |
|                      |              |                                      | 12/04/12 | 323-7174-CITY ATTORNEY     | 51.64     |
|                      |              | SEMINOLE ENERGY SERVICES, LLC        | 12/10/12 | 700 N JEFF-GAS-OCT 2012    | 143.12    |
|                      |              | J PAT LANDES                         | 11/27/12 | 2012AUSA CONFERENCE REIMBU | 93.00     |
|                      |              | COX BUSINESS SERVICES                | 12/02/12 | Phone Lines - Cox          | 125.80    |
|                      |              | HEAVENLY BAKING                      | 12/07/12 | FLINT HILLS REG COUNCIL MT | 96.00     |
|                      |              | FLINT HILL LAND SURVEYING            | 12/06/12 | HELLAND PROPERTY PLAT REVI | 100.00    |
|                      |              | SECURITY SOLUTIONS INC               | 12/05/12 | ARTS COUNCIL CREDIT        | 53.67-    |
|                      |              | KEY OFFICE EQUIPMENT                 | 11/27/12 | MANILLA EXPANDING FILE FLD | 20.20     |
|                      |              |                                      | 12/03/12 | HANGING FILE FOLDERS       | 43.04     |
|                      |              |                                      | 11/27/12 | WALL CALENDAR, HANG FILE F | 63.50     |
|                      |              | KANSAS GAS SERVICE                   | 12/10/12 | 133 W 7TH-OCT 2012         | 49.18     |
|                      |              |                                      | 12/10/12 | 700 N JEFFERSON-NOV 12     | 95.13     |
|                      |              |                                      | 12/10/12 | 701 N JEFFERSON-EDC        | 57.23     |
|                      |              | WESTAR ENERGY                        | 12/10/12 | 617 N WASHINGTON           | 21.86     |
|                      |              |                                      | 12/10/12 | 700 N JEFFERSON            | 890.69    |
|                      |              |                                      | 12/10/12 | MUNICIPAL BLDG-POLE LIGHT  | 18.62     |
|                      |              |                                      | 12/10/12 | 701 N JEFFERSON-EDC        | 147.93    |
|                      |              |                                      | 12/10/12 | 902 E CHESTNUT-SHH         | 401.48    |
|                      |              |                                      | 12/10/12 | 2718 INDUSTRIAL-VENTRIA    | 4,691.45  |
|                      |              | KANSAS PUBLIC EMPLOYEES              | 12/07/12 | KPERS #1                   | 21.77     |
|                      |              |                                      | 11/30/12 | KPERS #1                   | 214.82    |
|                      |              |                                      | 11/30/12 | KPERS #2                   | 459.72    |
|                      |              | TMHC SERVICES, INC.                  | 12/13/12 | SUPERVISOR TRNG, ADMIN FEE | 1,096.25  |
|                      |              |                                      | 12/13/12 | ADMIN FEES                 | 345.00    |
|                      |              |                                      | 12/13/12 | ADMIN FEES                 | 78.75     |
|                      |              | MONTGOMERY COMMUNICATIONS INC        | 12/13/12 | G-1118                     | 28.34     |
|                      |              |                                      | 12/13/12 | G-1117                     | 28.34     |
|                      |              | INCODE                               | 11/21/12 | Tyler Special Assist - Jol | 387.00    |
|                      |              | CRAIG PAXTON                         | 12/11/12 | PULLED PORK/BUNS 2012      | 100.00    |
|                      |              | POSTMASTER                           | 12/10/12 | 2013 PO BOX DUES           | 410.00    |
|                      |              | FRED PRYOR SEMINARS                  | 11/27/12 | ALY, HN/HR ANYONE W/NEWLY  | 199.00    |
|                      |              | LATHROP & GAGE LLP                   | 12/03/12 | OVERPAID ON INV#1516208    | 58.00-    |
|                      |              |                                      | 12/03/12 | OVERPD ON INV#1516218      | 406.16-   |
|                      |              |                                      | 12/03/12 | OVERPAID ON INV#1516219    | 7,356.32- |
|                      |              |                                      | 12/12/12 | GEN BUSINESS MATTERS       | 3,915.00  |
|                      |              |                                      | 12/12/12 | SPRING VALLEY ROAD         | 3,047.00  |
|                      |              |                                      | 12/10/12 | GEN LABOR, EMPLOY ISSU     | 1,242.00  |
|                      |              |                                      | 12/10/12 | LATHROP & GAGE LLP         | 3,368.90  |
|                      |              | WEST PAYMENT CENTER                  | 12/10/12 | OCT 1 2012-OCT 31 2012     | 181.71    |
|                      |              | CARY COMPANY                         | 11/21/12 | WET FLOOR SIGN             | 15.80_    |
|                      |              |                                      |          | TOTAL:                     | 15,887.85 |
| BUILDING MAINTENANCE | GENERAL FUND | INTERNAL REVENUE SERVICE             | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 34.60     |
|                      |              |                                      | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 146.15    |

| DEPARTMENT | FUND         | VENDOR NAME               | DATE     | DESCRIPTION                | AMOUNT_  |
|------------|--------------|---------------------------|----------|----------------------------|----------|
|            |              |                           | 12/07/12 | MEDICARE WITHHOLDING       | 8.09     |
|            |              |                           | 11/30/12 | MEDICARE WITHHOLDING       | 34.18    |
|            |              | INTRUST BANK, N.A.        | 12/13/12 | LEASE PURCHASE PAYMENT     | 227.72   |
|            |              | BEN KITCHENS PAINTING CO  | 12/08/12 | Server Room Floor Tiling   | 1,575.00 |
|            |              | VERIZON WIRELESS          | 11/28/12 | CHUCK WRIGHT               | 25.70    |
|            |              |                           | 11/28/12 | 785-210-9199 MAINT BUILDIN | 32.04    |
|            |              |                           | 11/28/12 | 210-9199-MAINTENANCE BUILD | 32.04    |
|            |              |                           | 12/04/12 | 210-9199-MAINTENANCE BUILD | 32.04-   |
|            |              | VANDERBILTS               | 12/01/12 | CHUCK WRIGHT BOOTS 2012    | 119.99   |
|            |              | C & K CONSTRUCTION        | 12/07/12 | ANIMAL SHELTER/FLOOR DRAIN | 110.00   |
|            |              | DAVE'S ELECTRIC, INC.     | 11/28/12 | Server Room Electric Move  | 2,752.32 |
|            |              | GEARY COUNTY PUBLIC WORKS | 12/13/12 | UNLEADED                   | 244.80   |
|            |              |                           | 12/13/12 | FUEL SURCH.69 GAL @ .05    | 3.45     |
|            |              | KANSAS PUBLIC EMPLOYEES   | 11/30/12 | KPERS #2                   | 196.59   |
|            |              | THERMAL COMFORT AIR, INC  | 11/19/12 | ANNUAL BILLING, JCPD       | 2,600.00 |
|            |              |                           | 12/12/12 | LABOR & MATERIALS 11/30/12 | 249.59_  |
|            |              |                           |          | TOTAL:                     | 8,360.22 |
| PARKS      | GENERAL FUND | INTERNAL REVENUE SERVICE  | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 129.26   |
|            |              |                           | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 505.46   |
|            |              |                           | 12/07/12 | MEDICARE WITHHOLDING       | 30.23    |
|            |              |                           | 11/30/12 | MEDICARE WITHHOLDING       | 118.21   |
|            |              | VERIZON WIRELESS          | 11/28/12 | 209-0933=PARKS WORKER      | 0.00     |
|            |              |                           | 11/28/12 | 209-1306=PARKS WORKER      | 0.00     |
|            |              |                           | 11/28/12 | 210-7130=PARKS WORKER      | 32.04    |
|            |              |                           | 11/28/12 | 210-7131=PARKS/REC DIRECTO | 51.64    |
|            |              |                           | 11/28/12 | 223-1324=PARKS WORKER      | 32.04    |
|            |              |                           | 11/28/12 | 307-8579=MIFI              | 40.01    |
|            |              |                           | 11/28/12 | 785-761-6414 PARKS WORKER  | 32.04    |
|            |              |                           | 11/28/12 | 761-6414-PARKS WORKER      | 32.04    |
|            |              |                           | 12/04/12 | 761-6414-PARKS WORKER      | 32.04-   |
|            |              | FOLEY EQUIPMENT           | 11/20/12 | LIFT FOR CHRISTMAS LIGHTS  | 994.62   |
|            |              | ANYTIME LABOR-KANSAS LLC  | 11/16/12 | TEMP HELP, CLEAN DWNTOWN,R | 901.76   |
|            |              | TRUGREEN                  | 11/30/12 | FINAL APPLICATION          | 1,784.00 |
|            |              |                           | 11/30/12 | FINAL APPLICATION          | 3,191.25 |
|            |              | CONCORDIA TRACTOR         | 12/10/12 | TRACTOR #142               | 29.76    |
|            |              |                           | 12/10/12 | TRACTOR #142               | 12.93-   |
|            |              | COX BUSINESS SERVICES     | 12/02/12 | WUPD - Telephone           | 70.01    |
|            |              | GARAGE DOOR PLACE         | 11/14/12 | 2307 SERVICE G DOORS       | 113.18   |
|            |              | DAVE'S ELECTRIC, INC.     | 11/19/12 | CHRISTMAS LIGHTS/LABOR     | 286.00   |
|            |              |                           | 11/19/12 | CHRISTMAS LIGHTS           | 89.60    |
|            |              |                           | 11/26/12 | CHRISTMAS LIGHTS, WASHINGT | 82.29    |
|            |              |                           | 11/26/12 | LIGHTS VIETNAM MEMORIAL    | 338.88   |
|            |              |                           | 11/28/12 | CHRISTMAS LIGHTS WASHINGTO | 138.90   |
|            |              |                           | 12/07/12 | CHRISTMAS LIGHTS, WASHINGT | 63.76    |
|            |              | GEARY COUNTY PUBLIC WORKS | 12/13/12 | PARKS-UNLEADED             | 852.04   |
|            |              |                           | 12/13/12 | PARKS-DIESEL               | 105.53   |
|            |              |                           | 12/13/12 | PARKS-FUEL CHARGE-279. GAL | 13.96    |
|            |              | KEY OFFICE EQUIPMENT      | 10/26/12 | LAMINATE, PUTTY, FINGER TI | 20.25    |
|            |              |                           | 11/29/12 | CALENDAR AND STAPLES       | 30.00    |
|            |              | KANSAS GAS SERVICE        | 12/10/12 | 2307 N JACKSON             | 98.48    |
|            |              |                           | 12/10/12 | 1017 1/2 W 5TH ST          | 27.50    |
|            |              | WESTAR ENERGY             | 12/10/12 | 2307 N JACKSON-POLE LIGHTS | 231.65   |
|            |              |                           | 12/10/12 | 1021 GRANT-FEMA LAND       | 27.04    |
|            |              |                           | 12/10/12 | 100 GRANT-WASH-MONT PLAZA  | 49.27    |
|            |              |                           | 12/10/12 | CORONADO PARK BATHROOMS    | 28.60    |

| DEPARTMENT    | FUND         | VENDOR NAME             | DATE     | DESCRIPTION                | AMOUNT_   |
|---------------|--------------|-------------------------|----------|----------------------------|-----------|
|               |              |                         | 12/10/12 | CORONADO PARK LIGHTS       | 14.76     |
|               |              |                         | 12/10/12 | CORONADO PARK TENNIS LIGHT | 20.06     |
|               |              |                         | 12/10/12 | RIMROCK PARK LIGHTS        | 104.20    |
|               |              |                         | 12/10/12 | RIMROCK PARK LIGHTS        | 288.07    |
|               |              |                         | 12/10/12 | NORTH PARK LIGHTS          | 26.82     |
|               |              |                         | 12/10/12 | NORTH PARK LIGHTS          | 129.77    |
|               |              |                         | 12/10/12 | SOUTH PARK LIGHTS          | 86.74     |
|               |              |                         | 12/10/12 | SOUTH PARK LIGHTS          | 73.84     |
|               |              |                         | 12/10/12 | SOUTH PARK BATHROOM        | 30.59     |
|               |              |                         | 12/10/12 | FILBY PARK LIGHTS          | 68.70     |
|               |              |                         | 12/10/12 | 14TH&CUSTER-FILBY BATHROOM | 19.95     |
|               |              |                         | 12/10/12 | 5TH ST PARK-TENNIS         | 118.83    |
|               |              |                         | 12/10/12 | 5TH&WASHINGTON-HERITAGE    | 459.39    |
|               |              |                         | 12/10/12 | 5TH ST PARK LIGHT POLES    | 189.78    |
|               |              |                         | 12/10/12 | 5TH ST PARK LIGHT POLES    | 160.90    |
|               |              |                         | 12/10/12 | 420 GRANT-BRAMLAGE         | 104.19    |
|               |              |                         | 12/10/12 | SERTOMA PARK LIGHTS        | 20.95     |
|               |              |                         | 12/10/12 | SERTOMA PARK LIGHTS        | 0.00      |
|               |              |                         | 12/10/12 | CLEARY PARK LIGHTS         | 383.34    |
|               |              |                         | 12/10/12 | CLEARY PLAYGROUND LIGHTS   | 26.05     |
|               |              |                         | 12/10/12 | CLEARY PARK BATHROOM       | 19.95     |
|               |              |                         | 12/10/12 | 1020 W 11TH 1/2-CLEARY BLD | 64.22     |
|               |              |                         | 12/10/12 | RATHERT FIELD LIGHTS       | 50.16     |
|               |              |                         | 12/10/12 | RATHERT FIELD              | 309.00    |
|               |              |                         | 12/10/12 | RATHERT FIELD LIGHTS       | 107.27    |
|               |              |                         | 12/10/12 | 1200 N FRANKLIN ST         | 58.38     |
|               |              |                         | 12/10/12 | 200 N EISENHOWER-SIGN      | 53.98     |
|               |              |                         | 12/10/12 | PAWNEE PARK LIGHT          | 26.05     |
|               |              |                         | 12/10/12 | NORTH PARK-CONCESION       | 262.01    |
|               |              |                         | 12/10/12 | 302 W 18TH-BUFFALO SOLDIER | 290.50    |
|               |              |                         | 12/10/12 | 2301 SVR-PLANTERS          | 19.00     |
|               |              |                         | 12/10/12 | 930 E GUNNER-PATH LIGHT    | 108.14    |
|               |              |                         | 12/10/12 | 920 E GUNNER-PATH LIGHT    | 91.05     |
|               |              |                         | 12/10/12 | 145 E ASH-RIVER WALK       | 152.12    |
|               |              |                         | 12/10/12 | 1821 CAROLINE AVE-BLUFFS   | 33.12     |
|               |              |                         | 12/10/12 | 900 W 12TH-PARK LIGHT      | 19.95     |
|               |              |                         | 12/10/12 | 5TH & EISENHOWER-SIGN      | 106.07    |
|               |              | KANSAS PUBLIC EMPLOYEES | 12/07/12 | KPERS #1                   | 163.88    |
|               |              |                         | 11/30/12 | KPERS #1                   | 544.47    |
|               |              |                         | 11/30/12 | KPERS #2                   | 130.77    |
|               |              | NAPA AUTO PARTS OF J.C. | 11/02/12 | IGNITIONS SWITCH TRUCK 683 | 8.15      |
|               |              | NEX-TECH                | 11/28/12 | PARKS                      | 0.05      |
|               |              | ONE ACCORD              | 10/31/12 | FNC REPAIR/SK PARK, 2907 N | 625.00    |
|               |              | CARY COMPANY            | 11/29/12 | BR TOWELS, PP TOWELS, DEOD | 144.50_   |
|               |              |                         |          | TOTAL:                     | 16,241.05 |
| SWIMMING POOL | GENERAL FUND | COX BUSINESS SERVICES   | 12/02/12 | Pool - Internet Connection | 52.95     |
|               |              |                         | 12/02/12 | Pool - Phone               | 34.42     |
|               |              | SECURITY SOLUTIONS INC  | 12/13/12 | ALARM CITY POOL-1017 W 5TH | 15.00     |
|               |              | KANSAS GAS SERVICE      | 12/10/12 | 1017 W 5TH                 | 27.50     |
|               |              | WESTAR ENERGY           | 12/10/12 | 5TH ST POOL                | 59.26_    |
|               |              |                         |          | TOTAL:                     | 189.13    |
| AIRPORT       | GENERAL FUND | COX BUSINESS SERVICES   | 12/02/12 | Airport - Internet Connect | 47.95     |
|               |              | KANSAS GAS SERVICE      | 12/10/12 | AIRPORT MAINTENANCE BLDG   | 40.54     |
|               |              | WESTAR ENERGY           | 12/10/12 | 540 W 18TH-AIRPORT MAIN    | 320.53    |

| DEPARTMENT  | FUND         | VENDOR NAME                     | DATE     | DESCRIPTION                | AMOUNT_   |
|-------------|--------------|---------------------------------|----------|----------------------------|-----------|
|             |              |                                 | 12/10/12 | AIRPORT FLASHER LIGHTS     | 57.99     |
|             |              | PAVING MAINTENANCE SUPPLY       | 11/27/12 | SEALANT                    | 6,543.79_ |
|             |              |                                 |          | TOTAL:                     | 7,010.80  |
| GOLF COURSE | GENERAL FUND | CURT'S PEST CONTROL             | 12/10/12 | PEST CONTROL SERVICE       | 77.00     |
|             |              | INTERNAL REVENUE SERVICE        | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 47.49     |
|             |              |                                 | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 371.15    |
|             |              |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 11.14     |
|             |              |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 86.80     |
|             |              | CENTURYLINK COMMUNICATION, INC. | 12/10/12 | GOLF COURSE                | 150.94    |
|             |              | COX BUSINESS SERVICES           | 12/02/12 | Golf - Internet Connection | 59.95     |
|             |              | CROWN DISTRIBUTORS, INC.        | 12/10/12 | BEER SUPPLIES              | 88.99     |
|             |              |                                 | 12/10/12 | BEER SUPPLIES              | 22.25     |
|             |              | FLINT HILLS BEVERAGE LLC        | 12/10/12 | BEER SUPPLY                | 72.85     |
|             |              |                                 | 12/10/12 | BEER SUPPLIES              | 66.74     |
|             |              | TITLEIST                        | 11/30/12 | SPECIAL ORDER MERCH        | 111.00    |
|             |              |                                 | 12/03/12 | SPECIAL ORDER MERCH        | 43.00     |
|             |              |                                 | 12/04/12 | SPECIAL ORDER MERCH        | 21.00     |
|             |              | GEARY COUNTY RWD #4             | 11/28/12 | RURAL WATER SUPPLY         | 30.00     |
|             |              | KANSAS PUBLIC EMPLOYEES         | 12/07/12 | KPERS #1                   | 8.51      |
|             |              |                                 | 11/30/12 | KPERS #1                   | 140.59    |
|             |              |                                 | 11/30/12 | KPERS #2                   | 231.99    |
|             |              | MASEK GOLF CAR COMPANY          | 5/07/12  | PARTS CREDIT-GOLF CARTS    | 330.00-   |
|             |              |                                 | 12/10/12 | CART PARTS CREDIT          | 330.00    |
|             |              | NEX-TECH                        | 11/28/12 | GOLF COURSE                | 4.53      |
|             |              | SNACK EXPRESS                   | 12/10/12 | FOOD/VENDING SUPPLIES      | 10.40     |
|             |              |                                 | 12/10/12 | FOOD/VENDING SUPPLIES      | 64.00     |
|             |              |                                 | 12/10/12 | FOOD/VENDING SUPPLIES      | 44.20     |
|             |              |                                 | 12/10/12 | FOOD/VENDING SUPPLIES      | 94.00     |
|             |              | SAFETY-KLEEN CORP               | 12/10/12 | EQUIP PARTS CLEANING SUPPL | 170.11    |
|             |              | TIELKE ENTERPRISE, LLC          | 12/10/12 | SANDWICHES                 | 29.71     |
|             |              |                                 | 12/03/12 | SANDWICHES                 | 32.08     |
|             |              | VAN WALL EQUIPMENT              | 10/29/12 | EQUIPMENT MAIN/REPAIR      | 755.97-   |
|             |              |                                 | 12/05/12 | EQUIPMENT REPAIR -JD 1600  | 2,599.35_ |
|             |              |                                 |          | TOTAL:                     | 3,933.80  |
| AMBULANCE   | GENERAL FUND | CHRISTOPHER GEORGE (FIRE)       | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|             |              | INTERNAL REVENUE SERVICE        | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 22.13     |
|             |              |                                 | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 51.70     |
|             |              |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 51.05     |
|             |              |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 247.49    |
|             |              | K & L SAFETY PRODUCTS           | 11/21/12 | FLUORESCENT LIGHT/MED UNIT | 75.42     |
|             |              | INTRUST BANK, N.A.              | 12/13/12 | LEASE PURCHASE PAYMENT     | 16,745.86 |
|             |              | SPRADLING, TIMOTHY              | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 95.00     |
|             |              | CENTURYLINK COMMUNICATION, INC. | 12/10/12 | AMBULANCE                  | 46.38     |
|             |              | VERIZON WIRELESS                | 11/27/12 | 223-1237 (M3)              | 5.36      |
|             |              |                                 | 11/27/12 | 223-1238 (M4)              | 6.02      |
|             |              |                                 | 11/27/12 | 223-1240 (M2)              | 9.61      |
|             |              |                                 | 11/27/12 | 223-1243 (M1)              | 7.52      |
|             |              |                                 | 11/27/12 | 223-7309 (CHIEF STEINFORT) | 32.04     |
|             |              |                                 | 12/05/12 | CELL BILL NOV 2012-ROOK    | 181.90    |
|             |              | TRAVIS BERGES                   | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 95.00     |
|             |              | TERRY BOHANAN                   | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 95.00     |
|             |              | JONATHAN YORK                   | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 99.99     |
|             |              | DAVID MORTIMER                  | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|             |              | NICK BLECHA                     | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 85.00     |

| DEPARTMENT                          | FUND         | VENDOR NAME                     | DATE     | DESCRIPTION                | AMOUNT_   |
|-------------------------------------|--------------|---------------------------------|----------|----------------------------|-----------|
|                                     |              | CHRIS MCNALLY                   | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|                                     |              | SEAN CARR                       | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|                                     |              | JAMIE FARR                      | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|                                     |              | COX BUSINESS SERVICES           | 12/02/12 | Phone Lines - Cox (50%)    | 56.86     |
|                                     |              |                                 | 12/02/12 | Fire #2 Internet Connect - | 49.98     |
|                                     |              |                                 | 12/02/12 | Fire Station 2 - Phone 50% | 52.51     |
|                                     |              | GREGG BERGMAN                   | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|                                     |              | GEARY COUNTY PUBLIC WORKS       | 12/05/12 | DIESEL FUEL - AMBULANCE    | 1,614.96  |
|                                     |              |                                 | 12/05/12 | MOTOR FUEL - AMBULANCE     | 389.16    |
|                                     |              | JASON HASLOUER                  | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|                                     |              | KANSAS GAS SERVICE              | 12/10/12 | 700 N JEFFERSON-NOV 12     | 95.13     |
|                                     |              | WESTAR ENERGY                   | 12/10/12 | 700 N JEFFERSON            | 890.69    |
|                                     |              |                                 | 12/10/12 | MUNICIPAL BLDG-POLE LIGHT  | 18.61     |
|                                     |              | KANSAS PUBLIC EMPLOYEES         | 12/07/12 | KPERS #1                   | 29.77     |
|                                     |              |                                 | 11/30/12 | KPERS #1                   | 69.54     |
|                                     |              |                                 | 12/07/12 | KP&F                       | 864.16    |
|                                     |              |                                 | 11/30/12 | KP&F                       | 3,509.29  |
|                                     |              | NEX-TECH                        | 11/28/12 | AMBULANCE                  | 0.05      |
|                                     |              | OMNI BILLING                    | 11/30/12 | NOVEMBER 2012 AMB BILLING  | 3,147.34  |
|                                     |              | PGBA, LLC                       | 11/29/12 | AMBULANCE OVERPAYMENT REFU | 398.37    |
|                                     |              | CHRIS SCHROEDER                 | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|                                     |              | DENNIS RADLEY                   | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00_   |
|                                     |              |                                 |          | TOTAL:                     | 30,038.89 |
| COUNTY/INS ZONING SVCS GENERAL FUND |              | CENTURYLINK COMMUNICATION, INC. | 12/10/12 | ZONING/COUNTY INSPECTION   | 14.27     |
|                                     |              | VERIZON WIRELESS                | 11/28/12 | ZONING ADMINISTRATOR       | 35.16     |
|                                     |              |                                 | 11/28/12 | MUNICIPAL SERVICE DIRECTOR | 11.72     |
|                                     |              | COX BUSINESS SERVICES           | 12/02/12 | Phone Lines - Cox          | 29.32     |
|                                     |              | KEY OFFICE EQUIPMENT            | 12/13/12 | DESK PAD 17.75 X 10.9      | 5.21      |
|                                     |              |                                 | 12/13/12 | PROTECT SHT                | 14.48     |
|                                     |              |                                 | 12/13/12 | PROTECTOR SHEETS           | 9.18      |
|                                     |              | MONTGOMERY COMMUNICATIONS INC   | 12/13/12 | G-1123 ORDINANCE           | 28.34     |
|                                     |              |                                 | 12/13/12 | SUP 12-01-12               | 73.23     |
|                                     |              |                                 | 12/13/12 | TA-12-01-12                | 77.50     |
|                                     |              |                                 | 12/10/12 | NOVEMBER SERVICE CHARGE    | 3.84_     |
|                                     |              |                                 |          | TOTAL:                     | 302.25    |
| ENGINEERING                         | GENERAL FUND | INTERNAL REVENUE SERVICE        | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 39.71     |
|                                     |              |                                 | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 112.27    |
|                                     |              |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 9.29      |
|                                     |              |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 26.25     |
|                                     |              | INTRUST BANK, N.A.              | 12/13/12 | LEASE PURCHASE PAYMENT     | 1,664.08  |
|                                     |              | VERIZON WIRELESS                | 11/28/12 | ASST CITY ENGINEER         | 51.64     |
|                                     |              |                                 | 11/28/12 | ENGINEER ASST              | 51.64     |
|                                     |              |                                 | 11/28/12 | MUNICIPAL SERVICE DIRECTOR | 11.72     |
|                                     |              | CHAMPIONS CAR AND TRUCK WASH    | 12/06/12 | 11/02/12 RAMS AUTOMATIC    | 10.00     |
|                                     |              |                                 | 12/06/12 | 11/20/12 SELF SERVE #4     | 7.80      |
|                                     |              | COX BUSINESS SERVICES           | 12/02/12 | Phone Lines - Cox          | 65.59     |
|                                     |              | GEARY COUNTY PUBLIC WORKS       | 12/13/12 | 727 SORT 1                 | 59.16     |
|                                     |              |                                 | 12/13/12 | 727 SORT 2                 | 97.24     |
|                                     |              |                                 | 12/13/12 | FUEL SURCHARGE             | 2.30      |
|                                     |              |                                 | 12/13/12 | FUEL CARDS - 2             | 5.00      |
|                                     |              | KEY OFFICE EQUIPMENT            | 12/13/12 | FLDR,FILE LTR - 2          | 10.76     |
|                                     |              |                                 | 12/13/12 | PLNR WK/MO                 | 21.98     |
|                                     |              |                                 | 12/13/12 | FLDR LG                    | 14.99     |
|                                     |              |                                 | 12/13/12 | FOLDER,HANGING LGL         | 8.29      |

| DEPARTMENT        | FUND         | VENDOR NAME                     | DATE     | DESCRIPTION                | AMOUNT_  |
|-------------------|--------------|---------------------------------|----------|----------------------------|----------|
|                   |              |                                 | 12/13/12 | FOLDER,HANGING, LTR        | 5.44     |
|                   |              |                                 | 12/13/12 | DESK PAD 17.75 X 10.9      | 5.21     |
|                   |              |                                 | 12/13/12 | EASEL, DISPLAY - 6         | 219.60   |
|                   |              |                                 | 12/13/12 | PEN,PERM,MARKER,DUAL,RED   | 5.34     |
|                   |              | KANSAS PUBLIC EMPLOYEES         | 12/07/12 | KPERS #1                   | 53.42    |
|                   |              |                                 | 11/30/12 | KPERS #1                   | 109.57   |
|                   |              |                                 | 11/30/12 | KPERS #2                   | 41.45_   |
|                   |              |                                 |          | TOTAL:                     | 2,709.74 |
| CODES ENFORCEMENT | GENERAL FUND | INTERNAL REVENUE SERVICE        | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 62.87    |
|                   |              |                                 | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 242.08   |
|                   |              |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 14.70    |
|                   |              |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 56.62    |
|                   |              | INTRUST BANK, N.A.              | 12/13/12 | LEASE PURCHASE PAYMENT     | 1,664.08 |
|                   |              | CENTURYLINK COMMUNICATION, INC. | 12/10/12 | CODE ENFORCEMENT           | 35.67    |
|                   |              | VERIZON WIRELESS                | 11/28/12 | SENIOR INSPECTOR           | 32.04    |
|                   |              |                                 | 11/28/12 | INSPECTOR                  | 32.04    |
|                   |              |                                 | 11/28/12 | MUNICIPAL SERVICE DIRECTOR | 11.72    |
|                   |              |                                 | 11/28/12 | INSPECTOR IPAD 2           | 40.01    |
|                   |              |                                 | 11/28/12 | SENIOR INSPECTOR IPAD 2    | 40.01    |
|                   |              | CHAMPIONS CAR AND TRUCK WASH    | 12/13/12 | NOVEMBER BUILDING & CODES  | 9.30     |
|                   |              | COX BUSINESS SERVICES           | 12/02/12 | Phone Lines - Cox          | 53.50    |
|                   |              | F & R SERVICES                  | 11/28/12 | 226 W 2ND ST               | 70.00    |
|                   |              |                                 | 11/28/12 | 00000 FULLER CIR           | 300.00   |
|                   |              |                                 | 11/28/12 | 1064 CEDAR                 | 70.00    |
|                   |              | GEARY COUNTY PUBLIC WORKS       | 12/13/12 | 726- Sort 1                | 207.06   |
|                   |              |                                 | 12/13/12 | 726- Sort 2                | 58.82    |
|                   |              |                                 | 12/13/12 | 722- Sort 1                | 171.36   |
|                   |              |                                 | 12/13/12 | FUEL SURCHARGE             | 6.43     |
|                   |              |                                 | 12/13/12 | FUEL CARDS - 2             | 5.00     |
|                   |              | JCAT                            | 12/03/12 | AMBER ETHERTON E 8TH ST    | 150.00   |
|                   |              | KEY OFFICE EQUIPMENT            | 12/13/12 | DESK PAD 22 X 17 - 2       | 11.70    |
|                   |              |                                 | 12/13/12 | PEN,ONYX,MICRO BK          | 5.43     |
|                   |              |                                 | 12/13/12 | PEN,ONYX,MICRO BE          | 5.62     |
|                   |              | KANSAS PUBLIC EMPLOYEES         | 12/07/12 | KPERS #1                   | 84.57    |
|                   |              |                                 | 11/30/12 | KPERS #1                   | 325.64   |
|                   |              | MONTGOMERY COMMUNICATIONS INC   | 12/13/12 | R-2670 CONDEMNATION        | 195.06   |
|                   |              |                                 | 12/13/12 | R-2671 CONDEMNATION        | 216.44   |
|                   |              |                                 | 12/13/12 | R-2672 CONDEMNATION        | 299.80_  |
|                   |              |                                 |          | TOTAL:                     | 4,477.57 |
| POLICE            | GENERAL FUND | APCO INTERNATIONAL              | 12/07/12 | 386271 2013 APCO MEMBERSHI | 92.00    |
|                   |              | INTERNAL REVENUE SERVICE        | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 130.18   |
|                   |              |                                 | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 214.50   |
|                   |              |                                 | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 518.08   |
|                   |              |                                 | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 1,377.21 |
|                   |              |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 194.66   |
|                   |              |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 59.07    |
|                   |              |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 1,322.24 |
|                   |              |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 375.53   |
|                   |              |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 10.98    |
|                   |              | ASSESSMENT STRATEGIES, LLC      | 12/03/12 | PSYCH TEST AND INT-WATSON, | 225.00   |
|                   |              |                                 | 12/03/12 | PSYCH TEST AND INT-NICHOLS | 225.00   |
|                   |              |                                 | 12/03/12 | PSYCH TEST,IPI & INT-JOHNS | 300.00   |
|                   |              | INTRUST BANK, N.A.              | 12/13/12 | LEASE PURCHASE PAYMENT     | 3,888.92 |
|                   |              | QUANTICO TACTICAL SUPPLY        | 12/07/12 | UNIFORM JACKETS            | 2,127.24 |



| DEPARTMENT | FUND | VENDOR NAME                     | DATE     | DESCRIPTION                | AMOUNT_   |
|------------|------|---------------------------------|----------|----------------------------|-----------|
|            |      | CENTURYLINK COMMUNICATION, INC. | 12/10/12 | POLICE                     | 666.64    |
|            |      |                                 | 12/10/12 | DISPATCH                   | 666.64    |
|            |      | VERIZON WIRELESS                | 12/04/12 | DTF CELL NOVEMBER 2012     | 892.65    |
|            |      | STAPLES ADVANTAGE               | 12/07/12 | 3186687216 LT/SGT CHAIR    | 787.39    |
|            |      |                                 | 12/03/12 | 3186687217 PAPER TOWELS    | 53.38     |
|            |      |                                 | 12/03/12 | 3186687218 DISINFECTANT    | 10.24     |
|            |      |                                 | 12/11/12 | 3187438796 MEMO BOOKS      | 6.36      |
|            |      | TRAVELERS                       | 12/10/12 | DEDUCTIBLE FOR CASE        | 1,264.90  |
|            |      | MATTHEW PAQUETTE                | 11/30/12 | 2012 EQUIPMENT ALLOWANCE   | 200.00    |
|            |      | CHIEF LAW ENFORCEMENT SUPPLY    | 12/10/12 | 134063 COLLAR BRASS        | 148.79    |
|            |      | CONTINENTAL PROFESSIONAL LANDRY | 11/30/12 | 110460 UNIFORM CLEANING    | 35.15     |
|            |      |                                 | 11/30/12 | 110464 UNIFORM CLEANING    | 51.80     |
|            |      |                                 | 11/30/12 | 110465 UNIFORM CLEANING    | 18.50     |
|            |      |                                 | 11/30/12 | 110466 UNIFORM CLEANING    | 3.70      |
|            |      |                                 | 12/05/12 | 110550 UNIFORM CLEANING    | 22.20     |
|            |      |                                 | 12/05/12 | 110553 UNIFORM CLEANING    | 72.15     |
|            |      |                                 | 12/12/12 | 110666 UNIFORM CLEANING    | 18.50     |
|            |      |                                 | 12/12/12 | 110667 UNIFORM CLEANING    | 3.70      |
|            |      |                                 | 12/12/12 | 110679 UNIFORM CLEANING    | 33.30     |
|            |      |                                 | 12/12/12 | 110680 UNIFORM CLEANING    | 38.85     |
|            |      |                                 | 12/12/12 | 110699 UNIFORM CLEANING    | 53.65     |
|            |      | KA-COMM                         | 12/07/12 | REAR CAGES TAHOE           | 2,065.00  |
|            |      |                                 | 12/07/12 | 112543 DATA BACKBONE SYSTE | 150.00    |
|            |      |                                 | 12/07/12 | 112543 DATA BACKBONE SYSTE | 150.00    |
|            |      |                                 | 12/13/12 | RADIOS                     | 16,046.56 |
|            |      |                                 | 12/13/12 | 112672 FLOODLIGHTS         | 298.50    |
|            |      |                                 | 12/13/12 | 112704 RADAR CABLE #206    | 99.00     |
|            |      | COX BUSINESS SERVICES           | 12/02/12 | City - Fiber Internet      | 1,500.00  |
|            |      | GEARY COUNTY PUBLIC WORKS       | 12/11/12 | PD FUEL NOVEMBER 2012      | 8,276.62  |
|            |      |                                 | 12/11/12 | PD DIESEL NOVEMBER 2012    | 183.64    |
|            |      | GREGORY MARSH                   | 12/10/12 | 2012 EQUIPMENT ALLOWANCE 1 | 82.30     |
|            |      | KANSAS GAS SERVICE              | 12/10/12 | 312 E 9TH                  | 157.31    |
|            |      |                                 | 12/10/12 | 210 E 9TH                  | 242.87    |
|            |      | WESTAR ENERGY                   | 12/10/12 | 210 E 9TH-JCPD             | 2,506.16  |
|            |      |                                 | 12/10/12 | 312 E 9TH-JCPD STORAGE     | 236.34    |
|            |      | KANSAS PUBLIC EMPLOYEES         | 12/07/12 | KPERS #1                   | 170.94    |
|            |      |                                 | 12/07/12 | KPERS #1                   | 267.68    |
|            |      |                                 | 11/30/12 | KPERS #1                   | 553.46    |
|            |      |                                 | 11/30/12 | KPERS #1                   | 1,217.81  |
|            |      |                                 | 12/07/12 | KP&F                       | 2,292.92  |
|            |      |                                 | 12/07/12 | KP&F                       | 202.94    |
|            |      |                                 | 11/30/12 | KP&F                       | 14,815.64 |
|            |      |                                 | 11/30/12 | KP&F                       | 853.74    |
|            |      |                                 | 11/30/12 | KP&F                       | 125.38    |
|            |      |                                 | 11/30/12 | KPERS #2                   | 120.09    |
|            |      |                                 | 11/30/12 | KPERS #2                   | 588.15    |
|            |      | MICHAEL LIFE                    | 12/07/12 | 2012 CLOTHING ALLOWANCE    | 750.00    |
|            |      | NAPA AUTO PARTS OF J.C.         | 12/03/12 | 245011 BRAKE PADS/ROTOR #2 | 152.49    |
|            |      |                                 | 12/03/12 | 245605 GAS CAP #206        | 11.91     |
|            |      |                                 | 12/03/12 | 246629 GENERATOR FLTR/ADDI | 13.83     |
|            |      |                                 | 12/03/12 | 247288 BALL JOINTS #204    | 207.18    |
|            |      |                                 | 12/03/12 | 247674 CALIPER HARDWARE #2 | 21.23     |
|            |      |                                 | 12/03/12 | 247841 CALIPER HARDWARE #2 | 13.53-    |
|            |      |                                 | 12/03/12 | 247992 BALL JOINTS #210    | 207.18    |
|            |      |                                 | 12/03/12 | 248180 WHEEL SEAL #208     | 12.50     |
|            |      |                                 | 12/03/12 | 248360 BRAKE PADS #204     | 42.13     |

| DEPARTMENT | FUND         | VENDOR NAME                         | DATE     | DESCRIPTION                | AMOUNT_   |
|------------|--------------|-------------------------------------|----------|----------------------------|-----------|
|            |              | NEX-TECH                            | 11/28/12 | POLICE                     | 84.36     |
|            |              |                                     | 11/28/12 | DISPATCH                   | 84.91     |
|            |              | SERVICEMASTER                       | 12/10/12 | DEC 2012-JANITORIAL SERVIC | 754.00_   |
|            |              |                                     |          | TOTAL:                     | 71,640.34 |
| FIRE       | GENERAL FUND | INTERNAL REVENUE SERVICE            | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 22.14     |
|            |              |                                     | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 274.61-   |
|            |              |                                     | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 599.96-   |
|            |              |                                     | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 609.27-   |
|            |              |                                     | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 1,082.52- |
|            |              |                                     | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 1,535.21- |
|            |              |                                     | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 866.95-   |
|            |              |                                     | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 51.69     |
|            |              |                                     | 12/07/12 | MEDICARE WITHHOLDING       | 212.76    |
|            |              |                                     | 11/30/12 | MEDICARE WITHHOLDING       | 1,095.45  |
|            |              | JEREMY ROSS                         | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 91.48     |
|            |              | JEREMY MCCALLUM                     | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | MICHAEL T. BROWN                    | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | CENTURYLINK COMMUNICATION, INC.     | 12/10/12 | FIRE                       | 46.38     |
|            |              | VERIZON WIRELESS                    | 11/27/12 | 209-0124 (STN 2 CAPT)      | 5.95      |
|            |              |                                     | 11/27/12 | 209-0255 (BC)              | 6.47      |
|            |              |                                     | 11/27/12 | 209-0668 (STN 1 CAPT)      | 5.69      |
|            |              | DEREK CHRISTIAN                     | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | CONRAD FIRE EQUIPMENT               | 11/20/12 | FRONT BRAKE PADS & ROTORS/ | 1,727.22  |
|            |              |                                     | 11/29/12 | PUMP PARTS/L-1             | 7,336.84  |
|            |              | ARTURO PEREZ                        | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | COX BUSINESS SERVICES               | 12/02/12 | Phone Lines - Cox (50%)    | 56.86     |
|            |              |                                     | 12/02/12 | Fire #2 Internet Connect - | 49.97     |
|            |              |                                     | 12/02/12 | Fire Station 2 - Phone 50% | 52.51     |
|            |              | NATIONAL FLEET TESTING SERVICES INC | 12/03/12 | ANNUAL AERIAL TESTING OF L | 400.00    |
|            |              | GARAGE DOOR PLACE                   | 12/10/12 | GARAGE DOOR MOTOR/STN 2    | 384.54    |
|            |              |                                     | 12/10/12 | GARAGE DOOR MOTOR/STN 2    | 158.00    |
|            |              | JAMES REYNOLDS                      | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 98.00     |
|            |              | DOUG FISHER                         | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 50.00     |
|            |              | DONALD STREMMING                    | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | GEARY COUNTY PUBLIC WORKS           | 12/05/12 | DIESEL FUEL - FIRE         | 1,246.19  |
|            |              |                                     | 12/05/12 | MOTOR FUEL - FIRE          | 158.01    |
|            |              | GROSS WRECKER SERVICE               | 11/29/12 | FRONT BRAKES/ENGINE 20     | 510.00    |
|            |              |                                     | 11/29/12 | FRONT BRAKES/ENGINE 20     | 362.53    |
|            |              | IAN STRICKLAND                      | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | MATT JACKSON                        | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | CURT JANKE                          | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 15.00     |
|            |              | KANSAS GAS SERVICE                  | 12/10/12 | 700 N JEFFERSON-NOV 12     | 95.13     |
|            |              |                                     | 12/10/12 | 2245 LACY DR-FIRE          | 137.08    |
|            |              | WESTAR ENERGY                       | 12/10/12 | 700 N JEFFERSON            | 890.69    |
|            |              |                                     | 12/10/12 | MUNICIPAL BLDG-POLE LIGHT  | 18.61     |
|            |              |                                     | 12/10/12 | 2245 LACY-FIRESTATION#2    | 509.01    |
|            |              | JASON LANKAS                        | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 98.97     |
|            |              | KANSAS PUBLIC EMPLOYEES             | 12/07/12 | KPERS #1                   | 29.78     |
|            |              |                                     | 11/30/12 | KPERS #1                   | 69.54     |
|            |              |                                     | 12/07/12 | KP&F                       | 2,368.07  |
|            |              |                                     | 11/30/12 | KP&F                       | 12,044.06 |
|            |              | VERNON L JOHNSON                    | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 49.99     |
|            |              | CHRIS BOOTH                         | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | WILLIAM KAUSLER                     | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | MONTGOMERY COMMUNICATION            | 12/13/12 | FF EMPLOYMENT AD           | 193.50    |

| DEPARTMENT | FUND         | VENDOR NAME                   | DATE     | DESCRIPTION                | AMOUNT_   |
|------------|--------------|-------------------------------|----------|----------------------------|-----------|
|            |              | RANDY NABUS                   | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | NEX-TECH                      | 11/28/12 | FIRE                       | 0.05      |
|            |              | NICK NUTTER                   | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | CRAIG WALSH                   | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 69.99     |
|            |              | RICK ROOK                     | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 100.00    |
|            |              | SALINA SPRING & AXLE INC.     | 12/13/12 | REPAIR REAREND/E20         | 2,000.00  |
|            |              |                               | 12/13/12 | REPAIR REAREND/E20         | 4,517.79  |
|            |              | SAM'S CLUB                    | 12/13/12 | ROOK-MEMBERSHIP CARD-11/29 | 29.17     |
|            |              | BRAD WHITE                    | 11/30/12 | 2012 UNIFORM ALLOWANCE     | 99.98_    |
|            |              |                               |          | TOTAL:                     | 33,596.57 |
| STREET     | GENERAL FUND | INTERNAL REVENUE SERVICE      | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 121.82    |
|            |              |                               | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 1,004.47  |
|            |              |                               | 12/07/12 | MEDICARE WITHHOLDING       | 28.49     |
|            |              |                               | 11/30/12 | MEDICARE WITHHOLDING       | 234.92    |
|            |              | INTRUST BANK, N.A.            | 12/13/12 | LEASE PURCHASE PAYMENT     | 71,239.98 |
|            |              | BLIXT CONSTRUCTION INC        | 11/30/12 | SS TKTS-57086,57158,57228, | 160.00    |
|            |              | VERIZON WIRELESS              | 11/27/12 | IBARRA-223-1232            | 55.72     |
|            |              |                               | 11/27/12 | SPARE-223-1241             | 28.46     |
|            |              |                               | 11/27/12 | BIGGS-223-1338             | 25.70     |
|            |              |                               | 11/27/12 | ON CALL-223-1508           | 25.70     |
|            |              |                               | 11/27/12 | GOMEL-761-5218             | 28.40     |
|            |              |                               | 11/27/12 | HORN-761-5254              | 25.68     |
|            |              |                               | 11/27/12 | ARIAZ-761-5396             | 40.54     |
|            |              |                               | 11/27/12 | LEWIS-761-5414             | 27.16     |
|            |              |                               | 11/27/12 | TENORIO-761-5450           | 25.68     |
|            |              | UNIVERSAL LUBRICANTS, LLC     | 10/01/12 | TRANS AND HYDRAUL FLUID    | 2,594.90  |
|            |              |                               | 10/15/12 | ANTI FREEZE                | 781.49    |
|            |              |                               | 10/15/12 | DIESEL EXHAUST FLUID PUMP  | 122.84    |
|            |              |                               | 12/03/12 | CLEANING SOLVENT           | 150.00    |
|            |              | CENTURY UNITED COMPANIES, INC | 11/26/12 | Copier - PW                | 7.00      |
|            |              |                               | 11/26/12 | Copier - PW Overage Charge | 3.74      |
|            |              |                               | 12/07/12 | Copier - PW                | 17.50     |
|            |              | JIM CLARK AUTO CENTER         | 12/04/12 | STOCK BATTERIES            | 537.87    |
|            |              | SHAWNEE MISSION FORD, INC.    | 12/10/12 | 2012-FORD F-450 SD         | 47,638.00 |
|            |              |                               | 12/10/12 | 2012 FORD F-450 SD         | 47,638.00 |
|            |              | VANDERBILTS                   | 10/06/12 | JOSH RUMBAUGH'S BOOTS      | 129.99    |
|            |              |                               | 12/10/12 | LARRY BIGGS BOOTS          | 129.99    |
|            |              | BARNES DISTRIBUTION           | 11/27/12 | JIC 1/2X1/2                | 21.76     |
|            |              |                               | 11/27/12 | TERMINAL BRDCMPLT          | 228.19    |
|            |              |                               | 11/27/12 | 3/8 SAE HOSE               | 213.55    |
|            |              |                               | 11/27/12 | 1/4 SAE HOSE               | 167.23    |
|            |              |                               | 11/27/12 | SNAP PIN                   | 19.81     |
|            |              |                               | 11/27/12 | HAIR PIN                   | 10.75     |
|            |              |                               | 11/27/12 | WASHER 1/4                 | 5.26      |
|            |              |                               | 11/27/12 | WAHSE 7/16                 | 5.27      |
|            |              |                               | 11/27/12 | WASHER 5/8                 | 16.17     |
|            |              |                               | 11/27/12 | WASHER 1/2                 | 18.67     |
|            |              |                               | 11/27/12 | WASHER 3/8                 | 16.38     |
|            |              |                               | 11/27/12 | CAP SCREW 1-14X6           | 77.32     |
|            |              |                               | 11/27/12 | CAPSCRW 3/4-16X4-1/2       | 32.20     |
|            |              |                               | 11/27/12 | BRAKE CLEANER              | 59.26     |
|            |              |                               | 11/27/12 | B'LASTER PB LUB            | 44.85     |
|            |              |                               | 11/27/12 | SANDING DISCS              | 54.35     |
|            |              |                               | 11/27/12 | TOGGLE SWITCHES            | 47.49     |
|            |              |                               | 11/27/12 | OVAL GROMMETS              | 31.76     |

| DEPARTMENT | FUND | VENDOR NAME                            | DATE     | DESCRIPTION                | AMOUNT_   |
|------------|------|--|----------|----------------------------|-----------|
|            |      |  | 11/27/12 | BLK GROMMETS-2"            | 18.82     |
|            |      |  | 11/27/12 | MALE PIPE RIGID            | 27.95     |
|            |      |  | 11/27/12 | 1/2" X 1/4" MPR            | 28.14     |
|            |      |  | 11/27/12 | PR MALE JIC 1/2X3/8        | 43.77     |
|            |      |  | 11/27/12 | PR MALE SWVL PIPE1X1       | 79.38     |
|            |      |  | 11/27/12 | PRJIC 45D ELB5/8X5/8       | 48.11     |
|            |      |  | 11/27/12 | PR FEM NPSM SWVL 1X1       | 53.30     |
|            |      |  | 11/27/12 | PR FEM SWVL 1/2X3/8        | 21.20     |
|            |      |  | 11/27/12 | BLK BAT CABLE              | 92.05     |
|            |      |  | 11/27/12 | BAT CBL RED INSUL.         | 92.05     |
|            |      |  | 11/27/12 | GREASE FITTINGS            | 35.03     |
|            |      |  | 11/27/12 | BUSHING BRASS PIPE         | 14.24     |
|            |      |  | 11/27/12 | NTA AIR BRK-1/4X1/8        | 17.76     |
|            |      |  | 11/27/12 | NTA AIR BRK-1/4X1/4        | 18.56     |
|            |      |  | 11/27/12 | PLUG,HH,STLPIPE,3/8        | 1.78      |
|            |      |  | 11/27/12 | PLUG,HH,STLPIPE,1/2        | 6.47      |
|            |      |  | 11/27/12 | PLUG,HH,STLPIPE,3/4        | 8.86      |
|            |      |  | 11/27/12 | PLUG,HH,STLPIPE,1"         | 9.26      |
|            |      |  | 11/27/12 | CAP 3/8                    | 11.38     |
|            |      |  | 11/27/12 | CAP 3/4                    | 4.05      |
|            |      |  | 11/27/12 | CAP 1                      | 14.74     |
|            |      |  | 11/27/12 | PLUG, 5/8                  | 6.49      |
|            |      |  | 11/27/12 | PLUG, 3/4                  | 9.84      |
|            |      |  | 11/27/12 | COP LUG,TIN PLT            | 27.22     |
|            |      |  | 11/27/12 | TO BAL. ACCT               | 2.99      |
|            |      |  | 11/28/12 | 50 FT OF HYD HOSE; 1"      | 557.32    |
|            |      | AMERICAN EQUIPMENT CO                  | 11/19/12 | 6 REP. CUTTING EDGES FOR P | 772.50    |
|            |      | MIDWAY MOTORS SUPERCENTER, INC.        | 11/30/12 | TRK 620 -DOESN'T RUN       | 1,070.28  |
|            |      |  | 11/30/12 | TRK 620-REAR END NSE       | 1,589.45  |
|            |      | CONCRETE GUARDIANS DIST. BY NEW LOOK L | 11/10/12 | POTHOLE REPAIR FLEX/PRIME  | 484.65    |
|            |      |  | 12/13/12 | FLEKKRETE-5GAL PAILS       | 1,500.00  |
|            |      |  | 12/13/12 | FLEX TEMP ADDITIVE         | 15.00     |
|            |      |  | 12/13/12 | FLEXPRIME-2 GAL            | 110.00    |
|            |      | DANIEL BUTTS                           | 11/30/12 | DANIEL BUTTS               | 295.68    |
|            |      | COX BUSINESS SERVICES                  | 12/02/12 | Public Works - Internet -2 | 24.98     |
|            |      |  | 12/02/12 | Public Works - Telephone - | 53.11     |
|            |      | LARRY BIGGS                            | 12/10/12 | LARRY BIGGS                | 141.72    |
|            |      | DAVE'S ELECTRIC, INC.                  | 11/16/12 | AWNING LIGHTS              | 664.08    |
|            |      |  | 12/10/12 | E CHESTNUT ST LOCATE- NORT | 118.76    |
|            |      |  | 12/03/12 | RESET TIME BY MAINT. SHOP  | 26.00     |
|            |      | DICK EDWARDS FORD                      | 12/12/12 | #610 WIRING ASY            | 68.00     |
|            |      |  | 12/12/12 | #610 TRAILHIT KIT AND STEP | 936.43    |
|            |      |  | 12/12/12 | #611 TRAILHIT KIT AND STEP | 1,029.29  |
|            |      | GADES SALES CO.                        | 12/03/12 | TIME CLOCK                 | 641.75    |
|            |      | GEARY COUNTY PUBLIC WORKS              | 12/07/12 | MOTOR POOL-UNLEADED        | 321.64    |
|            |      |  | 12/07/12 | MOTOR POOL-DIESEL          | 106.27    |
|            |      |  | 12/07/12 | FUEL SURCHARGE             | 6.17      |
|            |      |  | 12/07/12 | STREETS-UNLEADED           | 1,307.30  |
|            |      |  | 12/07/12 | STREETS-DIESEL             | 2,544.64  |
|            |      |  | 12/07/12 | FUEL SURCHARGE             | 53.71     |
|            |      |  | 12/07/12 | CARDS                      | 15.00     |
|            |      | GINDER HYDRAULIC                       | 12/11/12 | U JOINTS FOR STOCK         | 67.25     |
|            |      |  | 12/12/12 | #668 COIL AND FRT.         | 331.60    |
|            |      | WILLIAM HORN                           | 12/01/12 | WILLIAM HORN               | 26.23     |
|            |      | J & K CONTRACTING L.C.                 | 12/06/12 | 2012 ST MAINT - CONCRETE P | 55,768.19 |
|            |      | KEY OFFICE EQUIPMENT                   | 11/29/12 | OFFICE SUPPLIES            | 20.21     |

| DEPARTMENT | FUND | VENDOR NAME        | DATE     | DESCRIPTION                | AMOUNT_ |
|------------|------|--------------------|----------|----------------------------|---------|
|            |      |                    | 12/04/12 | OFFICE SUPPLIES            | 5.16    |
|            |      |                    | 11/30/12 | OFFICE SUPPLIES            | 6.08    |
|            |      | KANSAS GAS SERVICE | 12/10/12 | 2324 1/2 N JACKSON         | 83.33   |
|            |      | WESTAR ENERGY      | 12/13/12 | 601 E CHESTNUT-NOV 2012    | 471.54  |
|            |      |                    | 12/10/12 | 2324 N JACKSON-PUBLIC WORK | 424.20  |
|            |      |                    | 12/10/12 | 2324 N JACKSON-BUILDING    | 748.61  |
|            |      |                    | 12/10/12 | CRESTVIEW-ST LIGHTS        | 19.95   |
|            |      |                    | 12/10/12 | 6&700 BLK WASH-SIGNAL      | 156.96  |
|            |      |                    | 12/10/12 | 904 N FRANKLIN-ST LIGHTS   | 0.00    |
|            |      |                    | 12/10/12 | JUNCTION CITY              | 234.44  |
|            |      |                    | 12/10/12 | 107 S WASHINGTON-ST LIGHTS | 20.54   |
|            |      |                    | 12/10/12 | 915 W 4TH-ST LIGHTS        | 14.76   |
|            |      |                    | 12/10/12 | 9TH&100 BLK W 9TH-ST LIGHT | 26.82   |
|            |      |                    | 12/10/12 | 9TH & FILLEY-ST LIGHTS     | 52.09   |
|            |      |                    | 12/10/12 | SPRUCE ST-ST LIGHTS        | 19.95   |
|            |      |                    | 12/10/12 | SPRUCE & BUNKERHILL-ST LIG | 22.90   |
|            |      |                    | 12/10/12 | UTILITY PARKING LOT-ST LIG | 59.92   |
|            |      |                    | 12/10/12 | UTILITY PARKING LOT-ST LIG | 59.92   |
|            |      |                    | 12/10/12 | JEFFERSON-BETWEEN 6TH-ST L | 117.96  |
|            |      |                    | 12/10/12 | MINNICK PARKING LOT-ST LIG | 117.96  |
|            |      |                    | 12/10/12 | PARKING LOT-               | 93.43   |
|            |      |                    | 12/10/12 | WASHINGTON BRIDGE          | 86.73   |
|            |      |                    | 12/10/12 | S BALLPARK 2 & 3-ST LIGHTS | 19.95   |
|            |      |                    | 12/10/12 | 16TH & WASHINGTON-ST LIGHT | 20.44   |
|            |      |                    | 12/10/12 | 1935 NORTHWIND-ST LIGHTS   | 21.81   |
|            |      |                    | 12/10/12 | 1935 NORTHWIND-ST LIGHTS   | 22.50   |
|            |      |                    | 12/10/12 | 8TH & 9TH ST-ST LIGHTS     | 10.50   |
|            |      |                    | 12/10/12 | 11TH ST & JACKSON SCHOOL X | 10.50   |
|            |      |                    | 12/10/12 | 807 N WASHINGTON-ST LIGHT  | 237.33  |
|            |      |                    | 12/10/12 | 615 N WASHINGTON-ST LIGHTS | 150.36  |
|            |      |                    | 12/10/12 | 716 N WASHINGTON-ST LIGHTS | 291.65  |
|            |      |                    | 12/10/12 | 132 N EISENHOWER-ST LIGHT  | 20.34   |
|            |      |                    | 12/10/12 | 105 W 7TH ST-ST LIGHTS     | 0.00    |
|            |      |                    | 12/10/12 | 107 W 7TH ST-ST LIGHTS     | 0.00    |
|            |      |                    | 12/10/12 | 109 W 7TH-ST LIGHTS        | 0.00    |
|            |      |                    | 12/10/12 | 1419 N JEFFERSON-ST LIGHTS | 20.44   |
|            |      |                    | 12/10/12 | 1618 N JEFFERSON-ST LIGHTS | 20.23   |
|            |      |                    | 12/10/12 | 2800 GATEWAY-ST LIGHT      | 46.68   |
|            |      |                    | 12/10/12 | 1200 S WASHINGTON-ST LIGHT | 263.43  |
|            |      |                    | 12/10/12 | 316 N US HWY 77-FLASHER    | 19.95   |
|            |      |                    | 12/10/12 | 600 W 6TH-ST LIGHT         | 47.47   |
|            |      |                    | 12/10/12 | 1121 S US HWY 77-FLASHER   | 20.94   |
|            |      |                    | 12/10/12 | 401 CAROLINE CT-ST LIGHT   | 151.33  |
|            |      |                    | 12/10/12 | 351 E CHESTNUT-ST LIGHT    | 159.11  |
|            |      |                    | 12/10/12 | ST MARYS CEMETARY-SIREN    | 31.08   |
|            |      |                    | 12/10/12 | INDUSTRIAL PARK-ST LIGHT   | 78.15   |
|            |      |                    | 12/10/12 | 601 W CHESTNUT-FLAG        | 19.95   |
|            |      |                    | 12/10/12 | 1222 W 8TH-SIREN           | 19.95   |
|            |      |                    | 12/10/12 | CIVIL DEFENSE-SIREN        | 33.72   |
|            |      |                    | 12/10/12 | CIVIL DEFENSE-SIREN        | 33.72   |
|            |      |                    | 12/10/12 | 630 1/2 E TORNADO SIREN    | 31.08   |
|            |      |                    | 12/10/12 | AIRPORT RD & JACKSON SIREN | 33.73   |
|            |      |                    | 12/10/12 | 403 GRANT AVE-SIREN        | 22.41   |
|            |      |                    | 12/10/12 | 703 W ASH-SIREN            | 19.95   |
|            |      |                    | 12/10/12 | 1102 ST MARYS RD-SIREN     | 21.53   |
|            |      |                    | 12/10/12 | 2022 LACY DRIVE-SIREN      | 19.46   |

| DEPARTMENT | FUND | VENDOR NAME                 | DATE     | DESCRIPTION                | AMOUNT_   |
|------------|------|-----------------------------|----------|----------------------------|-----------|
|            |      |                             | 12/10/12 | 701 SOUTHWIND-SIREN        | 22.91     |
|            |      |                             | 12/10/12 | CIVIL DEFENSE SIREN        | 33.72     |
|            |      |                             | 12/10/12 | CHESTNUT & WASHINGTON      | 93.70     |
|            |      |                             | 12/10/12 | HWY 77 & MCFARLAND         | 49.04     |
|            |      |                             | 12/10/12 | 6TH & ADAMS                | 125.23    |
|            |      |                             | 12/10/12 | 6TH & GARFIELD             | 140.24    |
|            |      |                             | 12/10/12 | 6TH & EISENHOWER           | 62.17     |
|            |      |                             | 12/10/12 | 6TH & WEBSTER              | 133.09    |
|            |      |                             | 12/10/12 | 6TH & JACKSON              | 24.07     |
|            |      |                             | 12/10/12 | 6TH & MADISON              | 94.07     |
|            |      |                             | 12/10/12 | 6TH & FRANKLIN             | 56.42     |
|            |      |                             | 12/10/12 | 8TH & JEFFERSON            | 82.96     |
|            |      |                             | 12/10/12 | 8TH & JEFFERSON            | 316.24    |
|            |      |                             | 12/10/12 | 8TH & JACKSON              | 104.88    |
|            |      |                             | 12/10/12 | 8TH & WASHINGTON           | 59.37     |
|            |      |                             | 12/10/12 | 9TH & WASHINGTON           | 106.48    |
|            |      |                             | 12/10/12 | 14TH & JACKSON             | 104.49    |
|            |      |                             | 12/10/12 | 1760 W ASH                 | 41.76     |
|            |      |                             | 12/10/12 | 4TH & WASHINGTON-BLINKER   | 20.54     |
|            |      |                             | 12/10/12 | ST LIGHTS-NOV 2012         | 24,031.76 |
|            |      | KANSAS PUBLIC EMPLOYEES     | 12/07/12 | KPERS #1                   | 88.57     |
|            |      |                             | 11/30/12 | KPERS #1                   | 109.42    |
|            |      |                             | 11/30/12 | KPERS #2                   | 1,125.10  |
|            |      | KAW VALLEY ENGINEERING, INC | 12/13/12 | INSPECTION & PROJECT MGMT  | 14,250.00 |
|            |      |                             | 12/13/12 | CYLINDER BREAKS: 19 TESTS@ | 285.00    |
|            |      | KONZA CONST. CO.            | 11/20/12 | 1017342,1017344-8TH/EISENH | 466.05    |
|            |      |                             | 12/06/12 | 2012 ST MAINT - CRAK SEALI | 46,181.47 |
|            |      | MATHESON TRI-GAS INC        | 11/26/12 | WELDING SUPPLIES           | 139.58    |
|            |      |                             | 12/04/12 | WELDING SUPPLIES           | 139.99    |
|            |      |                             | 12/12/12 | WELDING SUPPLIES           | 174.93    |
|            |      | NAPA AUTO PARTS OF J.C.     | 11/09/12 | SHOP JUNCTION BLOCK        | 32.00     |
|            |      |                             | 11/26/12 | HOSE CLAMP                 | 6.40      |
|            |      |                             | 11/27/12 | MIRROR GLUE                | 5.49      |
|            |      |                             | 11/28/12 | LUBE                       | 17.97     |
|            |      |                             | 11/30/12 | 690 AIR FILTER             | 25.74     |
|            |      |                             | 11/30/12 | 690, 694 STOCK AIR FILTERS | 51.48     |
|            |      |                             | 12/07/12 | #918 TRANI PARTS           | 8.50-     |
|            |      |                             | 12/10/12 | ANTIFREEZE FOR SHOP        | 133.37    |
|            |      |                             | 11/30/12 | SRVCHRG_113012             | 1.98      |
|            |      | NEWMAN SIGNS                | 11/27/12 | ONE WAYS, L&R              | 726.72    |
|            |      | CINTAS #451                 | 11/30/12 | SHOP TOWELS                | 19.80     |
|            |      |                             | 11/30/12 | MATS                       | 12.10     |
|            |      |                             | 12/07/12 | SHOP TOWELS                | 19.80     |
|            |      |                             | 12/07/12 | MATS                       | 12.10     |
|            |      | SALINA STEEL SUPPLY, INC    | 11/27/12 | STEEL PIECES-ANGLE,CHANNEL | 497.28    |
|            |      | VEOLIA WATER NORTH AMERICA  | 11/09/12 | THERMAL-COMMUNITY BLDG NW  | 1,056.12  |
|            |      |                             | 11/09/12 | HERTIAGE PARK WORK         | 603.51    |
|            |      |                             | 11/09/12 | THERMAL-FIRE STATION RTU   | 14.00     |
|            |      |                             | 11/09/12 | THERMAL-FIRE STATION RTU   | 660.07    |
|            |      |                             | 11/09/12 | OLIVIA FARMS TORNADO SIREN | 594.46    |
|            |      |                             | 11/09/12 | RPR DMGD END OF STONE 61   | 850.00    |
|            |      |                             | 11/09/12 | WORK AT PD ON BLOWER       | 2,210.00  |
|            |      |                             | 11/09/12 | BLOWER SHAFT PARTS AT PD   | 621.05    |
|            |      |                             | 11/09/12 | BLOWER SHAFT PARTS AT PD   | 2,204.00  |
|            |      |                             | 11/09/12 | CITY OF JC SRV FOR GEN     | 1,344.15  |
|            |      | CARY COMPANY                | 11/29/12 | CLEANING SUPPLIES          | 77.81     |

| DEPARTMENT     | FUND         | VENDOR NAME                     | DATE     | DESCRIPTION                | AMOUNT_    |
|----------------|--------------|---------------------------------|----------|----------------------------|------------|
|                |              | T.O.HAAS TIRES                  | 11/30/12 | FINCHRG_113012             | 3.09_      |
|                |              |                                 |          | TOTAL:                     | 350,473.14 |
| COURT          | GENERAL FUND | INTERNAL REVENUE SERVICE        | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 69.31      |
|                |              |                                 | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 361.67     |
|                |              |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 16.21      |
|                |              |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 84.59      |
|                |              | CENTURYLINK COMMUNICATION, INC. | 12/10/12 | MUNICIPAL COURT            | 41.54      |
|                |              | ORTIZ, BRENDA                   | 11/27/12 | 11/7&11/14 SERVICE         | 26.25      |
|                |              | JOSHUA DOUGLASS                 | 12/10/12 | PAYMENT EVERY TWO WEEKS    | 2,500.00   |
|                |              | COX BUSINESS SERVICES           | 12/02/12 | Phone Lines - Cox          | 89.54      |
|                |              | BLAKE ROBINSON ATTORNEY AT LAW  | 12/11/12 | MUMAW R.J., COX J.R. 11/26 | 500.00     |
|                |              | KANSAS GAS SERVICE              | 12/10/12 | 225 W 7TH                  | 78.98      |
|                |              | WESTAR ENERGY                   | 12/10/12 | 221 W 7TH-COURT            | 205.54     |
|                |              |                                 | 12/10/12 | 225 W 7TH-COURT-PARKING LI | 11.61      |
|                |              | KANSAS PUBLIC EMPLOYEES         | 12/07/12 | KPERS #1                   | 84.90      |
|                |              |                                 | 11/30/12 | KPERS #1                   | 406.46     |
|                |              |                                 | 11/30/12 | KPERS #2                   | 80.06      |
|                |              | INCODE                          | 11/30/12 | Web - Court Inquiry        | 100.00     |
|                |              | CINTAS #451                     | 11/27/12 | 3 GRAY MATS                | 15.99      |
|                |              |                                 | 11/27/12 | 3 GRAY MATS                | 15.99      |
|                |              |                                 | 11/29/12 | 3 GRAY MATS                | 15.99      |
|                |              |                                 | 12/07/12 | 3 GRAY MATS                | 15.99      |
|                |              |                                 | 12/10/12 | 3 GRAY MATS                | 15.99      |
|                |              | MISC LONG, KERRY                | 12/10/12 | Bond Refund:TT145235 -03   | 500.00     |
|                |              | HERNANDEZ-CRUZ, JOY             | 12/12/12 | Bond Refund:11-10663 -01   | 224.00     |
|                |              | HERNANDEZ-CRUZ, JOY             | 12/12/12 | Bond Refund:TT147742 -01   | 500.00_    |
|                |              |                                 |          | TOTAL:                     | 5,960.61   |
| UC OPERA HOUSE | GENERAL FUND | INTERNAL REVENUE SERVICE        | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 3.10       |
|                |              |                                 | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 65.62      |
|                |              |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 0.73       |
|                |              |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 15.35      |
|                |              | CENTURYLINK COMMUNICATION, INC. | 12/10/12 | OPERA HOUSE                | 35.67      |
|                |              | COX BUSINESS SERVICES           | 12/02/12 | Phone Lines - Cox          | 60.44      |
|                |              | WESTAR ENERGY                   | 12/10/12 | 135 W 7TH ST-OPERA HOUSE   | 2,685.34   |
|                |              | KANSAS PUBLIC EMPLOYEES         | 11/30/12 | KPERS RETIRED              | 69.67_     |
|                |              |                                 |          | TOTAL:                     | 2,935.92   |
| RECREATION     | GENERAL FUND | INTERNAL REVENUE SERVICE        | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 31.81      |
|                |              |                                 | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 151.73     |
|                |              |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 7.45       |
|                |              |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 35.49      |
|                |              | CENTURYLINK COMMUNICATION, INC. | 12/10/12 | RECREATION                 | 78.00      |
|                |              | VERIZON WIRELESS                | 11/28/12 | 210-6980=RECREATION DIRECT | 0.00       |
|                |              |                                 | 11/28/12 | 307-3067-12TH ST MANAGER   | 51.64      |
|                |              | CARRIE YALE                     | 12/10/12 | ROOM REFUND-DEPOSIT-11/201 | 25.00      |
|                |              | COX BUSINESS SERVICES           | 12/02/12 | 12th St Internet Connectio | 99.95      |
|                |              |                                 | 12/02/12 | 12th Street Phones         | 71.60      |
|                |              | BETTY VOSHEL                    | 12/10/12 | CLASS CANCELLED-NOV 2012   | 20.00      |
|                |              | SECURITY SOLUTIONS INC          | 12/05/12 | OVERPYMNT#INV#58565        | 55.00-     |
|                |              | KEY OFFICE EQUIPMENT            | 10/26/12 | LAMINATE, PUTTY, FINGER TI | 2.31       |
|                |              | KANSAS GAS SERVICE              | 12/10/12 | 1002 W 12TH                | 626.45     |
|                |              | WESTAR ENERGY                   | 12/10/12 | 1002 W 12TH-COMMUNITY/P LI | 1,330.81   |
|                |              | KANSAS PUBLIC EMPLOYEES         | 11/30/12 | KPERS #2                   | 74.73      |
|                |              | MASSCO                          | 12/06/12 | RECOATING OF GYM FLOOR     | 4,539.88   |

| DEPARTMENT            | FUND      | VENDOR NAME                            | DATE     | DESCRIPTION                | AMOUNT_   |
|-----------------------|-----------|--|----------|----------------------------|-----------|
|                       |           | NEX-TECH                               | 11/28/12 | RECREATION                 | 2.84      |
|                       |           | CINTAS #451                            | 11/30/12 | GRAY MAT AT 12TH ST COMMUN | 31.36     |
|                       |           | VANESSA WILLIAMS                       | 12/10/12 | ZUMBA-04-CLASS 12          | 159.60    |
|                       |           | CARY COMPANY                           | 12/13/12 | TOILET TISSUE, CUPS, PP TO | 182.05_   |
|                       |           |  |          | TOTAL:                     | 7,467.70  |
| NON-DEPARTMENTAL      | GRANTS    | INTERNAL REVENUE SERVICE               | 12/07/12 | FEDERAL WITHHOLDING        | 2.06      |
|                       |           |  | 11/30/12 | FEDERAL WITHHOLDING        | 1,687.12  |
|                       |           |  | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 24.73     |
|                       |           |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 109.73-   |
|                       |           |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 209.86    |
|                       |           |  | 12/07/12 | MEDICARE WITHHOLDING       | 14.34     |
|                       |           |  | 11/30/12 | MEDICARE WITHHOLDING       | 212.98    |
|                       |           | ING LIFE INSURANCE & ANNUITY COMPANY   | 11/30/12 | ING                        | 100.00    |
|                       |           | JUNCTION CITY FIREFIGHTERS AID ASSOCIA | 11/30/12 | FIREFIGHTERS AID ASSOCIATI | 10.00     |
|                       |           | FIREMEN'S RELIEF ASSOCIATION           | 11/30/12 | FIREMANS RELIEF            | 24.70     |
|                       |           | KANSAS DEPT OF REVENUE                 | 12/07/12 | STATE WITHHOLDING          | 1.79      |
|                       |           |  | 11/30/12 | STATE WITHHOLDING          | 631.36    |
|                       |           | KANSAS PUBLIC EMPLOYEES                | 12/07/12 | KPERS #1                   | 23.56     |
|                       |           |  | 11/30/12 | KPERS #1                   | 199.86    |
|                       |           |  | 12/07/12 | KP&F                       | 28.00     |
|                       |           |  | 11/30/12 | KP&F                       | 678.38    |
|                       |           | UNITED WAY OF JUNCTION CITY-GEARY COUN | 11/30/12 | UNITED WAY                 | 17.00_    |
|                       |           |  |          | TOTAL:                     | 3,756.01  |
| EMERGENCY SHELTER     | GRANTS    | OPEN DOOR COMM. HOUSE                  | 12/13/12 | ESG SEP 2012               | 3,655.21  |
|                       |           |  | 12/13/12 | ESG OCT 2012               | 2,382.46  |
|                       |           |  | 12/13/12 | ESG NOV 2012               | 4,591.46_ |
|                       |           |  |          | TOTAL:                     | 10,629.13 |
| SELF HELP HOUSING     | GRANTS    | INTERNAL REVENUE SERVICE               | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 36.51     |
|                       |           |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 309.79    |
|                       |           |  | 12/07/12 | MEDICARE WITHHOLDING       | 8.54      |
|                       |           |  | 11/30/12 | MEDICARE WITHHOLDING       | 72.46     |
|                       |           | CENTURYLINK COMMUNICATION, INC.        | 12/10/12 | SELF HELP HOUSING          | 14.27     |
|                       |           | VERIZON WIRELESS                       | 11/28/12 | SHH COORDINATOR            | 32.04     |
|                       |           |  | 11/28/12 | SHH DIRECTOR               | 51.64     |
|                       |           | COX BUSINESS SERVICES                  | 12/02/12 | Phone Lines - Cox          | 29.32     |
|                       |           | EXPERIAN                               | 12/10/12 | NOV 2012-CREDIT CHECKS     | 47.60     |
|                       |           | KANSAS PUBLIC EMPLOYEES                | 12/07/12 | KPERS #1                   | 49.12     |
|                       |           |  | 11/30/12 | KPERS #1                   | 416.71_   |
|                       |           |  |          | TOTAL:                     | 1,068.00  |
| SAFER GRANT-FIRE DEPT | GRANTS    | INTERNAL REVENUE SERVICE               | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 161.99-   |
|                       |           |  | 12/07/12 | MEDICARE WITHHOLDING       | 5.80      |
|                       |           |  | 11/30/12 | MEDICARE WITHHOLDING       | 140.52    |
|                       |           | KANSAS PUBLIC EMPLOYEES                | 12/07/12 | KP&F                       | 66.16     |
|                       |           |  | 11/30/12 | KP&F                       | 1,602.93_ |
|                       |           |  |          | TOTAL:                     | 1,653.42  |
| NON-DEPARTMENTAL      | SPIN CITY | INTERNAL REVENUE SERVICE               | 11/30/12 | FEDERAL WITHHOLDING        | 173.86    |
|                       |           |  | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 12.60     |
|                       |           |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 133.89    |
|                       |           |  | 12/07/12 | MEDICARE WITHHOLDING       | 4.37      |
|                       |           |  | 11/30/12 | MEDICARE WITHHOLDING       | 46.24     |
|                       |           | KANSAS DEPT OF REVENUE                 | 11/30/12 | STATE WITHHOLDING          | 63.00     |



| DEPARTMENT                             | FUND               | VENDOR NAME                             | DATE     | DESCRIPTION                | AMOUNT_    |
|--|--------------------|---|----------|----------------------------|------------|
|  |                    | KANSAS PUBLIC EMPLOYEES                 | 12/07/12 | KPERS #1                   | 4.00       |
|  |                    |   | 11/30/12 | KPERS #1                   | 44.80      |
|  |                    |   | 11/30/12 | KPERS #2                   | 0.60_      |
|  |                    |   |          | TOTAL:                     | 483.36     |
| SPIN CITY                              | SPIN CITY          | INTERNAL REVENUE SERVICE                | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 18.60      |
|  |                    |   | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 197.63     |
|  |                    |   | 12/07/12 | MEDICARE WITHHOLDING       | 4.37       |
|  |                    |   | 11/30/12 | MEDICARE WITHHOLDING       | 46.24      |
|  |                    | CENTURYLINK COMMUNICATION, INC.         | 12/10/12 | SPIN CITY                  | 87.23-     |
|  |                    | VERIZON WIRELESS                        | 11/28/12 | SPIN CITY MANAGER          | 51.64      |
|  |                    | LINDSAY MARRS                           | 12/11/12 | TRAVEL REIMB-AUG 1-AUG 30  | 67.43      |
|  |                    |   | 12/11/12 | TRAVEL REIMB-NOV 1-NOV 30  | 71.32      |
|  |                    |   | 12/11/12 | TRAVEL REIMB-OCT 1-OCT 31  | 126.54     |
|  |                    | TRANSFORMATIONS                         | 11/02/12 | SPIN CITY CHAIRS           | 6,900.00   |
|  |                    |   | 11/02/12 | SC OTTOMAN CHAIRS          | 3,061.44   |
|  |                    | AMY HOLLAND                             | 12/11/12 | TRAVEL REIMB-NOV 1-NOV 30  | 18.59      |
|  |                    |   | 12/11/12 | TRAVEL REIMB-OCT 1-OCT 31  | 8.88       |
|  |                    | COX BUSINESS SERVICES                   | 12/02/12 | Spin City - Cable          | 100.65     |
|  |                    |   | 12/02/12 | Spin City - Internet       | 47.95      |
|  |                    |   | 12/02/12 | Spin City Phones           | 70.01      |
|  |                    | SECURITY SOLUTIONS INC                  | 12/13/12 | ALARM-915 S WASHINGTON     | 22.00      |
|  |                    | KANSAS GAS SERVICE                      | 12/10/12 | 915 S WASHINGTON           | 318.48     |
|  |                    | WESTAR ENERGY                           | 12/10/12 | 915 S WASHINGTON-GOLF-SPIN | 585.64     |
|  |                    |   | 12/10/12 | 915 S WASHINGTON-SPIN CITY | 891.81     |
|  |                    | KANSAS PUBLIC EMPLOYEES                 | 12/07/12 | KPERS #1                   | 8.34       |
|  |                    |   | 11/30/12 | KPERS #1                   | 93.41      |
|  |                    |   | 11/30/12 | KPERS #2                   | 83.40      |
|  |                    | NEX-TECH                                | 11/28/12 | SPIN CITY                  | 0.05_      |
|  |                    |   |          | TOTAL:                     | 12,707.19  |
| INDUSTRIAL REVENUE BON BOND & INTEREST |                    | SECURITY BANK OF KANSAS CITY            | 11/30/12 | VENTRIA IRB MONTHLY-DEC 20 | 99,965.15_ |
|  |                    |   |          | TOTAL:                     | 99,965.15  |
| NON-DEPARTMENTAL                       | WATER & SEWER FUND | FAMILY SUPPORT PAYMENT CENTER (MISSOURI | 11/30/12 | MACSS #41061331/ CV103-753 | 154.85     |
|  |                    | INTERNAL REVENUE SERVICE                | 12/07/12 | FEDERAL WITHHOLDING        | 150.35     |
|  |                    |   | 11/30/12 | FEDERAL WITHHOLDING        | 3,266.52   |
|  |                    |   | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 167.56     |
|  |                    |   | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 1,433.53   |
|  |                    |   | 12/07/12 | MEDICARE WITHHOLDING       | 57.85      |
|  |                    |   | 11/30/12 | MEDICARE WITHHOLDING       | 494.89     |
|  |                    | ING LIFE INSURANCE & ANNUITY COMPANY    | 11/30/12 | ING                        | 400.57     |
|  |                    | KANSAS PAYMENT CENTER                   | 11/30/12 | GARNISHMENT                | 120.00     |
|  |                    |   | 11/30/12 | KANSAS PAYMENT CENTER      | 149.51     |
|  |                    | MICHIGAN STATE DISBURSEMENT UNIT        | 11/30/12 | GARNISHMENT-912507765      | 149.76     |
|  |                    | KANSAS DEPT OF REVENUE                  | 12/07/12 | STATE WITHHOLDING          | 114.33     |
|  |                    |   | 11/30/12 | STATE WITHHOLDING          | 1,445.28   |
|  |                    | KANSAS PUBLIC EMPLOYEES                 | 12/07/12 | KPERS #1                   | 102.68     |
|  |                    |   | 11/30/12 | KPERS #1                   | 442.72     |
|  |                    |   | 11/30/12 | KPERS #2                   | 1,266.65   |
|  |                    | STATE OF KANSAS                         | 12/12/12 | UNCLAIMED PROPERTY NOV 201 | 6,386.41   |
|  |                    | UNITED WAY OF JUNCTION CITY-GEARY COUN  | 11/30/12 | UNITED WAY                 | 24.00_     |
|  |                    |   |          | TOTAL:                     | 16,327.46  |
| WATER DISTRIBUTION                     | WATER & SEWER FUND | INTERNAL REVENUE SERVICE                | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 63.41      |
|  |                    |   | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 515.72     |

| DEPARTMENT           | FUND               | VENDOR NAME                     | DATE     | DESCRIPTION                | AMOUNT_    |
|----------------------|--------------------|---------------------------------|----------|----------------------------|------------|
|                      |                    |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 14.83      |
|                      |                    |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 120.59     |
|                      |                    | VERIZON WIRELESS                | 11/27/12 | ROGERS-223-1337            | 25.94      |
|                      |                    |                                 | 11/27/12 | PARKS-761-5237             | 25.82      |
|                      |                    |                                 | 11/27/12 | HAYHURST-761-5283          | 26.34      |
|                      |                    |                                 | 11/27/12 | SPARE-761-5293             | 25.68      |
|                      |                    | CENTURY UNITED COMPANIES, INC   | 11/26/12 | Copier - PW                | 7.00       |
|                      |                    |                                 | 11/26/12 | Copier - PW Overage Charge | 3.74       |
|                      |                    |                                 | 12/07/12 | Copier - PW                | 17.50      |
|                      |                    | KANSAS ONE CALL CONCEPTS        | 11/30/12 | 155 LOCATES; \$1.05 EA.    | 162.75     |
|                      |                    | JEFFERY GARTRELL                | 12/01/12 | JEFFERY GARTRELL           | 125.74     |
|                      |                    | RODNEY WILLIAMS                 | 11/20/12 | RODNEY WILLIAMS            | 93.84      |
|                      |                    | COX BUSINESS SERVICES           | 12/02/12 | Public Works - Internet 25 | 24.99      |
|                      |                    |                                 | 12/02/12 | Public Works - Telephone - | 53.11      |
|                      |                    | DAVE'S ELECTRIC, INC.           | 11/13/12 | DIG SAFE 12451517          | 52.00      |
|                      |                    | GEARY COUNTY PUBLIC WORKS       | 12/07/12 | WTR DISTRIBUTION-UNLEADED  | 342.72     |
|                      |                    |                                 | 12/07/12 | WTR DISTRIBUTION-DIESEL    | 760.87     |
|                      |                    |                                 | 12/07/12 | FUEL SURCHARGE             | 15.35      |
|                      |                    |                                 | 12/07/12 | CARD                       | 0.00       |
|                      |                    | HD SUPPLY WATERWORKS, LTD       | 12/06/12 | NIPPLES, CORPS, OUTLETS, E | 969.56     |
|                      |                    | KEY OFFICE EQUIPMENT            | 11/29/12 | OFFICE SUPPLIES            | 20.22      |
|                      |                    |                                 | 12/04/12 | OFFICE SUPPLIES            | 5.18       |
|                      |                    |                                 | 11/30/12 | OFFICE SUPPLIES            | 6.08       |
|                      |                    | KANSAS PUBLIC EMPLOYEES         | 12/07/12 | KPERS #1                   | 44.16      |
|                      |                    |                                 | 11/30/12 | KPERS #1                   | 56.71      |
|                      |                    |                                 | 11/30/12 | KPERS #2                   | 630.99     |
|                      |                    | NAPA AUTO PARTS OF J.C.         | 12/07/12 | #882 ENGINE PARTS          | 24.42      |
|                      |                    |                                 | 12/10/12 | ASH ST.TOWER GEN. - BATTER | 87.99      |
|                      |                    | CINTAS #451                     | 11/30/12 | MATS                       | 12.10      |
|                      |                    |                                 | 12/07/12 | MATS                       | 12.10      |
|                      |                    | SALINA WHOLESALE SUPPLY         | 12/04/12 | COMP UNION CTS-30          | 538.40     |
|                      |                    |                                 | 12/04/12 | STOP&WASTE & CPLG MIPXCOMP | 159.73     |
|                      |                    |                                 | 12/05/12 | MTR BXS,CORP,SDL, SDSLC    | 516.40     |
|                      |                    | VEOLIA WATER NORTH AMERICA      | 11/01/12 | WELL CLEANING #13          | 6,798.62   |
|                      |                    |                                 | 11/01/12 | WELL CLEANING #14          | 6,798.62   |
|                      |                    | CARY COMPANY                    | 11/29/12 | CLEANING SUPPLIES          | 77.82_     |
|                      |                    |                                 |          | TOTAL:                     | 19,237.04  |
| WATER PLANT          | WATER & SEWER FUND | VEOLIA WATER NORTH AMERICA      | 11/09/12 | HD SUPPLY-WATER METER PART | 333.67     |
|                      |                    |                                 | 11/09/12 | WATER UTILITY              | 77,869.67  |
|                      |                    |                                 | 11/09/12 | WTR MONTHLY R & M FEE      | 17,438.00  |
|                      |                    |                                 | 11/01/12 | WATER UTILITY              | 77,869.67  |
|                      |                    |                                 | 11/01/12 | WTR MONTHLY R & M FEE      | 17,438.00_ |
|                      |                    |                                 |          | TOTAL:                     | 190,949.01 |
| WATER ADMINISTRATION | WATER & SEWER FUND | INTERNAL REVENUE SERVICE        | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 54.93      |
|                      |                    |                                 | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 621.86     |
|                      |                    |                                 | 12/07/12 | MEDICARE WITHHOLDING       | 12.85      |
|                      |                    |                                 | 11/30/12 | MEDICARE WITHHOLDING       | 145.43     |
|                      |                    | INTRUST BANK, N.A.              | 12/13/12 | LEASE PURCHASE PAYMENT     | 8,653.20   |
|                      |                    | CENTURYLINK COMMUNICATION, INC. | 12/10/12 | WATER ADMINISTRATION       | 105.25     |
|                      |                    | VERIZON WIRELESS                | 12/04/12 | 209-1393=METER READER      | 32.04      |
|                      |                    |                                 | 12/04/12 | 210-6618=METER READER      | 32.04      |
|                      |                    |                                 | 12/04/12 | 223-1358=CITY TREASURER    | 51.64      |
|                      |                    |                                 | 12/04/12 | 307-8209=IPAD, Meter Reade | 40.01      |
|                      |                    |                                 | 12/04/12 | 307-8254=IPAD, Meter Reade | 40.01      |

| DEPARTMENT         | FUND               | VENDOR NAME                   | DATE     | DESCRIPTION                | AMOUNT_   |
|--------------------|--------------------|-------------------------------|----------|----------------------------|-----------|
|                    |                    | COX BUSINESS SERVICES         | 12/02/12 | Phone Lines - Cox          | 141.47    |
|                    |                    |                               | 12/02/12 | WUPD - Internet Connection | 99.95     |
|                    |                    | GEARY COUNTY PUBLIC WORKS     | 12/13/12 | WATER-UNLEADED             | 400.52    |
|                    |                    |                               | 12/13/12 | WATER-SURCHARGE 117.8 GAL@ | 5.89      |
|                    |                    | SECURITY SOLUTIONS INC        | 12/13/12 | ALARM WUPD 2307 N JACKSON  | 35.00     |
|                    |                    |                               | 12/13/12 | ALARM CITY CLERK OFC.(CS d | 18.00     |
|                    |                    | KEY OFFICE EQUIPMENT          | 12/10/12 | CARTRIDGE,MARKERS,BINDER   | 563.66    |
|                    |                    | BRINKS INCORPORATED           | 12/13/12 | WATER-NOVEMBER 2012        | 162.08    |
|                    |                    | KANSAS GAS SERVICE            | 12/10/12 | 900 W SPRUCE               | 28.95     |
|                    |                    |                               | 12/10/12 | 2232 W ASH TOWER           | 27.50     |
|                    |                    | WESTAR ENERGY                 | 12/10/12 | 2232 W ASH-WATER TOWER     | 96.93     |
|                    |                    |                               | 12/10/12 | 2100 N JACKSON-WATER       | 213.17    |
|                    |                    | KANSAS PUBLIC EMPLOYEES       | 12/07/12 | KPERS #1                   | 54.88     |
|                    |                    |                               | 11/30/12 | KPERS #1                   | 370.63    |
|                    |                    |                               | 11/30/12 | KPERS #2                   | 465.89    |
|                    |                    | MONTGOMERY COMMUNICATIONS INC | 12/13/12 | PT CUST SVC REP AD         | 232.20    |
|                    |                    |                               | 12/13/12 | BIDS FOR WATER METERS      | 34.75     |
|                    |                    | INCODE                        | 11/30/12 | Web - Utilities Inquiry -  | 106.68    |
|                    |                    | CINTAS #451                   | 12/10/12 | SCRAPER/BROWN MAT          | 47.30     |
|                    |                    |                               | 12/10/12 | UNIFORMS-LANGDON, KENNY    | 10.23     |
|                    |                    |                               | 12/10/12 | SCRAPER/BROWN MAT          | 29.47     |
|                    |                    |                               | 12/10/12 | UNIFORMS-LANGDON, KENNY    | 10.23     |
|                    |                    |                               | 12/13/12 | SCRAPER/BROWN MAT          | 47.30     |
|                    |                    |                               | 12/13/12 | UNIFORMS-LANGDON, KENNY    | 10.23     |
|                    |                    | XEROX CORPORATION             | 12/01/12 | Water Dept Copier          | 177.39_   |
|                    |                    |                               |          | TOTAL:                     | 13,179.56 |
| SEWER DISTRIBUTION | WATER & SEWER FUND | INTERNAL REVENUE SERVICE      | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 63.44     |
|                    |                    |                               | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 386.58    |
|                    |                    |                               | 12/07/12 | MEDICARE WITHHOLDING       | 14.83     |
|                    |                    |                               | 11/30/12 | MEDICARE WITHHOLDING       | 90.41     |
|                    |                    | INTRUST BANK, N.A.            | 12/13/12 | LEASE PURCHASE PAYMENT     | 3,310.63  |
|                    |                    | VERIZON WIRELESS              | 11/27/12 | MARSTON-761-5354           | 25.68     |
|                    |                    | CENTURY UNITED COMPANIES, INC | 11/26/12 | Copier - PW                | 7.00      |
|                    |                    |                               | 11/26/12 | Copier - PW Overage Charge | 3.74      |
|                    |                    |                               | 12/07/12 | Copier - PW                | 17.50     |
|                    |                    | VANDERBILTS                   | 11/11/12 | DOUG MARSTON BOOTS         | 159.99    |
|                    |                    | DUKE'S ROOT CONTROL, INC      | 11/29/12 | DEGREASER-5G BUCK.         | 3,000.00  |
|                    |                    | COX BUSINESS SERVICES         | 12/02/12 | Public Works - Internet 25 | 24.99     |
|                    |                    |                               | 12/02/12 | Public Works - Telephone - | 53.11     |
|                    |                    | GEARY COUNTY PUBLIC WORKS     | 12/07/12 | SEWER MAINT-UNLEADED       | 179.18    |
|                    |                    |                               | 12/07/12 | SEWER-MAINT-DIESEL         | 745.76    |
|                    |                    |                               | 12/07/12 | FUEL SURCHARGE             | 12.74     |
|                    |                    |                               | 12/07/12 | CARD                       | 0.00      |
|                    |                    | KEY OFFICE EQUIPMENT          | 11/29/12 | OFFICE SUPPLIES            | 20.22     |
|                    |                    |                               | 12/04/12 | OFFICE SUPPLIES            | 5.18      |
|                    |                    |                               | 12/13/12 | PAPER, ASTRO-BRIGHT GREEN  | 13.34     |
|                    |                    |                               | 11/30/12 | OFFICE SUPPLIES            | 6.08      |
|                    |                    | WESTAR ENERGY                 | 12/10/12 | 100 HOOVER RD-LIFT PUMP-NO | 173.31    |
|                    |                    |                               | 12/13/12 | 400 E CHESTNUT-LIFT-NOV 20 | 124.39    |
|                    |                    |                               | 12/13/12 | 630 E ST-LIFT STATION-NOV  | 66.28     |
|                    |                    |                               | 12/13/12 | 948 GRANT-LIFT ST-NOV 2012 | 141.10    |
|                    |                    |                               | 12/10/12 | CANDELIGHT LIFT PUMP-NOV 1 | 35.68     |
|                    |                    |                               | 12/13/12 | ELMDALE LIFT PUMP-NOV 2012 | 34.70     |
|                    |                    |                               | 12/10/12 | HIGHLAND LIFT PUMP-NOV2012 | 48.57     |
|                    |                    | KANSAS PUBLIC EMPLOYEES       | 12/07/12 | KPERS #1                   | 44.16     |

| DEPARTMENT             | FUND               | VENDOR NAME                            | DATE     | DESCRIPTION                | AMOUNT_    |
|------------------------|--------------------|--|----------|----------------------------|------------|
|                        |                    |  | 11/30/12 | KPERS #1                   | 56.71      |
|                        |                    |  | 11/30/12 | KPERS #2                   | 431.46     |
|                        |                    | CINTAS #451                            | 11/30/12 | MATS                       | 12.10      |
|                        |                    |  | 12/07/12 | MATS                       | 12.10      |
|                        |                    | CARY COMPANY                           | 11/29/12 | CLEANING SUPPLIES          | 77.81_     |
|                        |                    |  | TOTAL:   |                            | 9,398.77   |
| SEWER ADMINISTRATION   | WATER & SEWER FUND | INTERNAL REVENUE SERVICE               | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 65.59      |
|                        |                    |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 591.99     |
|                        |                    |  | 12/07/12 | MEDICARE WITHHOLDING       | 15.36      |
|                        |                    |  | 11/30/12 | MEDICARE WITHHOLDING       | 138.47     |
|                        |                    | KANSAS PUBLIC EMPLOYEES                | 12/07/12 | KPERS #1                   | 70.88      |
|                        |                    |  | 11/30/12 | KPERS #1                   | 439.02     |
|                        |                    |  | 11/30/12 | KPERS #2                   | 357.28     |
|                        |                    | INCODE                                 | 11/30/12 | Web - Utilities Inquiry -  | 106.66_    |
|                        |                    |  | TOTAL:   |                            | 1,785.25   |
| WASTEWATER PLANTS      | WATER & SEWER FUND | VEOLIA WATER NORTH AMERICA             | 11/09/12 | THERMAL-COMMUNITY BLDG     | 2,226.00   |
|                        |                    |  | 11/09/12 | THERMAL-COMMUNITY BLDG     | 18.00      |
|                        |                    |  | 11/09/12 | WASTEWATER UTILITY         | 104,722.33 |
|                        |                    |  | 11/09/12 | WW MONTHLY R & M FEE       | 41,412.67  |
|                        |                    |  | 11/01/12 | WASTEWATER UTILITY         | 104,722.33 |
|                        |                    |  | 11/01/12 | WW MONTHLY R & M FEE       | 41,412.67_ |
|                        |                    |  | TOTAL:   |                            | 294,514.00 |
| NON-DEPARTMENTAL       | STORM WATER        | INTERNAL REVENUE SERVICE               | 12/07/12 | FEDERAL WITHHOLDING        | 56.06      |
|                        |                    |  | 11/30/12 | FEDERAL WITHHOLDING        | 182.02     |
|                        |                    |  | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 22.66      |
|                        |                    |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 63.30      |
|                        |                    |  | 12/07/12 | MEDICARE WITHHOLDING       | 7.82       |
|                        |                    |  | 11/30/12 | MEDICARE WITHHOLDING       | 21.85      |
|                        |                    | MICHIGAN STATE DISBURSEMENT UNIT       | 11/30/12 | GARNISHMENT-912507765      | 74.89      |
|                        |                    | KANSAS DEPT OF REVENUE                 | 12/07/12 | STATE WITHHOLDING          | 17.92      |
|                        |                    |  | 11/30/12 | STATE WITHHOLDING          | 68.23      |
|                        |                    | KANSAS PUBLIC EMPLOYEES                | 12/07/12 | KPERS #1                   | 20.58      |
|                        |                    |  | 11/30/12 | KPERS #1                   | 28.61      |
|                        |                    |  | 11/30/12 | KPERS #2                   | 47.51      |
|                        |                    | UNITED WAY OF JUNCTION CITY-GEARY COUN | 11/30/12 | UNITED WAY                 | 1.25_      |
|                        |                    |  | TOTAL:   |                            | 612.70     |
| STORM WATER MANAGEMENT | STORM WATER        | INTERNAL REVENUE SERVICE               | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 33.45      |
|                        |                    |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 93.43      |
|                        |                    |  | 12/07/12 | MEDICARE WITHHOLDING       | 7.83       |
|                        |                    |  | 11/30/12 | MEDICARE WITHHOLDING       | 21.85      |
|                        |                    | KANSAS PUBLIC EMPLOYEES                | 12/07/12 | KPERS #1                   | 42.91      |
|                        |                    |  | 11/30/12 | KPERS #1                   | 59.65      |
|                        |                    |  | 11/30/12 | KPERS #2                   | 66.03      |
|                        |                    | THE PRINTERY                           | 12/03/12 | 9500 KEEP OUR WATER CLEAN  | 335.00     |
|                        |                    |  | 12/03/12 | 200 KEEP OUR WATER CLEAN C | 150.00_    |
|                        |                    |  | TOTAL:   |                            | 810.15     |
| ECONOMIC DEVELOPMENT   | ECONOMIC DEVELOPME | CENTURYLINK COMMUNICATION, INC.        | 12/10/12 | EDC                        | 28.54      |
|                        |                    | PHILADELPHIA INSURANCE COMPANIES       | 12/10/12 | LIABILITY INS-SPIRIT 76-20 | 4,380.00   |
|                        |                    | GEARY COUNTY TREASURER                 | 12/13/12 | 000 GRANT AVE PROP TAX     | 222.25     |
|                        |                    |  | 12/13/12 | 000 HOOVER ROAD PROP TAXES | 26.75      |
|                        |                    |  | 12/13/12 | 000 GRANT AVE PROPERTY TAX | 72.92      |

| DEPARTMENT        | FUND               | VENDOR NAME                            | DATE     | DESCRIPTION                | AMOUNT_   |
|-------------------|--------------------|--|----------|----------------------------|-----------|
|                   |                    |  | 12/13/12 | 000 HOOVER RD PROPERTY TAX | 225.26    |
|                   |                    | NEX-TECH                               | 11/28/12 | EDC                        | 0.05_     |
|                   |                    |  |          | TOTAL:                     | 4,955.77  |
| SPECIAL HIGHWAY   | SPECIAL HIGHWAY FU | CENTURYLINK COMMUNICATION, INC.        | 12/10/12 | ENGINEERING                | 35.67_    |
|                   |                    |  |          | TOTAL:                     | 35.67     |
| NON-DEPARTMENTAL  | SANITATION FUND    | INTERNAL REVENUE SERVICE               | 12/07/12 | FEDERAL WITHHOLDING        | 7.42      |
|                   |                    |  | 11/30/12 | FEDERAL WITHHOLDING        | 1,406.85  |
|                   |                    |  | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 17.39     |
|                   |                    |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 497.19    |
|                   |                    |  | 12/07/12 | MEDICARE WITHHOLDING       | 6.02      |
|                   |                    |  | 11/30/12 | MEDICARE WITHHOLDING       | 171.65    |
|                   |                    | ING LIFE INSURANCE & ANNUITY COMPANY   | 11/30/12 | ING                        | 105.09    |
|                   |                    | KANSAS PAYMENT CENTER                  | 11/30/12 | KANSAS PAYMENT CENTER      | 26.39     |
|                   |                    | KANSAS DEPT OF REVENUE                 | 12/07/12 | STATE WITHHOLDING          | 9.30      |
|                   |                    |  | 11/30/12 | STATE WITHHOLDING          | 551.82    |
|                   |                    | KANSAS PUBLIC EMPLOYEES                | 12/07/12 | KPERS #1                   | 8.66      |
|                   |                    |  | 11/30/12 | KPERS #1                   | 52.99     |
|                   |                    |  | 11/30/12 | KPERS #2                   | 564.54    |
|                   |                    | UNITED WAY OF JUNCTION CITY-GEARY COUN | 11/30/12 | UNITED WAY                 | 3.85_     |
|                   |                    |  |          | TOTAL:                     | 3,429.16  |
| SANITATION PICKUP | SANITATION FUND    | INTERNAL REVENUE SERVICE               | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 10.36     |
|                   |                    |  | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 614.99    |
|                   |                    |  | 12/07/12 | MEDICARE WITHHOLDING       | 2.43      |
|                   |                    |  | 11/30/12 | MEDICARE WITHHOLDING       | 143.83    |
|                   |                    | INTRUST BANK, N.A.                     | 12/13/12 | LEASE PURCHASE PAYMENT     | 67,771.45 |
|                   |                    | VERIZON WIRELESS                       | 11/27/12 | IMHAUSEN-223-1758          | 31.36     |
|                   |                    |  | 11/27/12 | MANN-223-1759              | 25.68     |
|                   |                    |  | 11/27/12 | SPARE-223-2022             | 25.68     |
|                   |                    |  | 11/27/12 | WARD-761-5094              | 25.82     |
|                   |                    |  | 11/27/12 | GRESTY-761-5310            | 26.02     |
|                   |                    |  | 11/27/12 | NOT OUR PHONE-761-5373     | 25.68     |
|                   |                    | CENTURY UNITED COMPANIES, INC          | 11/26/12 | Copier - PW                | 7.00      |
|                   |                    |  | 11/26/12 | Copier - PW Overage Charge | 3.75      |
|                   |                    |  | 12/07/12 | Copier - PW                | 17.50     |
|                   |                    | ROBERTS TRUCK CENTER                   | 11/21/12 | KIT FOR 583                | 331.36    |
|                   |                    |  | 11/27/12 | INSULATOR FOR #584         | 129.36    |
|                   |                    |  | 11/27/12 | 581 WARRANTY               | 300.00    |
|                   |                    |  | 11/27/12 | 583 WARRANTY               | 300.00    |
|                   |                    |  | 12/03/12 | 585 WARRANTY               | 300.00    |
|                   |                    |  | 12/05/12 | CREDIT AGAINST TRANI PURCH | 1,000.00- |
|                   |                    | KARINA GRESTY                          | 12/04/12 | KARINA GRESTY              | 66.29     |
|                   |                    | COX BUSINESS SERVICES                  | 12/02/12 | Public Works - Internet 25 | 24.99     |
|                   |                    |  | 12/02/12 | Public Works - Telephone - | 53.11     |
|                   |                    | GEARY COUNTY PUBLIC WORKS              | 12/07/12 | SANITATION-UNLEADED        | 37.74     |
|                   |                    |  | 12/07/12 | SANITATION-DIESEL          | 4,365.31  |
|                   |                    |  | 12/07/12 | FUEL CHARGE                | 59.71     |
|                   |                    |  | 12/07/12 | CARDS                      | 0.00      |
|                   |                    |  | 12/03/12 | PWNOV12TRANSFER TCKTS      | 29,209.19 |
|                   |                    | GINDER HYDRAULIC                       | 11/16/12 | 585 HYDRAULIC HOSE         | 193.92    |
|                   |                    | KEY OFFICE EQUIPMENT                   | 11/29/12 | OFFICE SUPPLIES            | 20.22     |
|                   |                    |  | 12/04/12 | OFFICE SUPPLIES            | 5.18      |
|                   |                    |  | 11/30/12 | OFFICE SUPPLIES            | 6.06      |
|                   |                    | KANSAS PUBLIC EMPLOYEES                | 11/30/12 | KPERS #2                   | 735.18    |

| DEPARTMENT             | FUND               | VENDOR NAME                          | DATE     | DESCRIPTION                | AMOUNT_    |
|------------------------|--------------------|--------------------------------------|----------|----------------------------|------------|
|                        |                    | NAPA AUTO PARTS OF J.C.              | 12/04/12 | 584 ENGINE PART            | 12.82      |
|                        |                    |                                      | 12/10/12 | BATTERY FOR 585            | 234.00     |
|                        |                    | CINTAS #451                          | 11/30/12 | MATS                       | 12.09      |
|                        |                    |                                      | 12/07/12 | MATS                       | 12.09      |
|                        |                    | VEOLIA WATER NORTH AMERICA           | 11/09/12 | CART TRANSPORTATION        | 214.65     |
|                        |                    |                                      | 11/09/12 | POLYCARTS                  | 6,602.00   |
|                        |                    | CARY COMPANY                         | 11/29/12 | CLEANING SUPPLIES          | 77.81_     |
|                        |                    |                                      |          | TOTAL:                     | 111,034.63 |
| SANITATION ADMINISTRAT | SANITATION FUND    | INTERNAL REVENUE SERVICE             | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 15.28      |
|                        |                    |                                      | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 118.94     |
|                        |                    |                                      | 12/07/12 | MEDICARE WITHHOLDING       | 3.53       |
|                        |                    |                                      | 11/30/12 | MEDICARE WITHHOLDING       | 27.81      |
|                        |                    | KANSAS PUBLIC EMPLOYEES              | 12/07/12 | KPERS #1                   | 18.06      |
|                        |                    |                                      | 11/30/12 | KPERS #1                   | 110.48     |
|                        |                    |                                      | 11/30/12 | KPERS #2                   | 49.52      |
|                        |                    | INCODE                               | 11/30/12 | Web - Utilities Inquiry -  | 106.66_    |
|                        |                    |                                      |          | TOTAL:                     | 450.28     |
| FIRE EQUIPMENT RESERVE | FIRE EQUIPMENT RES | MAX FIRE APPARATUS                   | 11/19/12 | 5" FIRE HOSE               | 9,840.60_  |
|                        |                    |                                      |          | TOTAL:                     | 9,840.60   |
| EMPLOYEE BENEFITS      | EMPLOYEE BENEFITS  | DELTA DENTAL (PREMIUMS)              | 12/07/12 | DELTA DENTAL (PREMIUMS) NO | 614.34_    |
|                        |                    |                                      |          | TOTAL:                     | 614.34     |
| SUNDOWN SALUTE         | SUNDOWN SALUTE     | SUNDOWN SALUTE INC                   | 12/10/12 | NOV 2012-WATER BILL DONATI | 459.00_    |
|                        |                    |                                      |          | TOTAL:                     | 459.00     |
| NON-DEPARTMENTAL       | DRUG & ALCOHOL ABU | INTERNAL REVENUE SERVICE             | 12/07/12 | FEDERAL WITHHOLDING        | 77.16      |
|                        |                    |                                      | 11/30/12 | FEDERAL WITHHOLDING        | 321.04     |
|                        |                    |                                      | 12/07/12 | MEDICARE WITHHOLDING       | 11.05      |
|                        |                    |                                      | 11/30/12 | MEDICARE WITHHOLDING       | 30.44      |
|                        |                    | JUNCTION CITY POLICE                 | 11/30/12 | JCPOA                      | 19.27      |
|                        |                    | KANSAS DEPT OF REVENUE               | 12/07/12 | STATE WITHHOLDING          | 29.55      |
|                        |                    |                                      | 11/30/12 | STATE WITHHOLDING          | 115.54     |
|                        |                    | KANSAS PUBLIC EMPLOYEES              | 12/07/12 | KP&F                       | 53.34      |
|                        |                    |                                      | 11/30/12 | KP&F                       | 146.94_    |
|                        |                    |                                      |          | TOTAL:                     | 804.33     |
| DRUG & ALCOHOL ABUSE   | DRUG & ALCOHOL ABU | INTERNAL REVENUE SERVICE             | 12/07/12 | MEDICARE WITHHOLDING       | 11.05      |
|                        |                    |                                      | 11/30/12 | MEDICARE WITHHOLDING       | 30.44      |
|                        |                    | CREATIVE PRODUCT SOURCING, INC-DARE  | 12/07/12 | 54379 D.A.R.E. INCENTIVES  | 68.00      |
|                        |                    | KANSAS PUBLIC EMPLOYEES              | 12/07/12 | KP&F                       | 126.03     |
|                        |                    |                                      | 11/30/12 | KP&F                       | 347.20     |
|                        |                    | SCREEN MACHINE SPORTS                | 12/12/12 | 19421 DARE SHIRTS          | 142.00_    |
|                        |                    |                                      |          | TOTAL:                     | 724.72     |
| NON-DEPARTMENTAL       | SPECIAL LE TRUST F | INTERNAL REVENUE SERVICE             | 11/30/12 | FEDERAL WITHHOLDING        | 38.41      |
|                        |                    |                                      | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 4.98       |
|                        |                    |                                      | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 22.94      |
|                        |                    |                                      | 12/07/12 | MEDICARE WITHHOLDING       | 1.72       |
|                        |                    |                                      | 11/30/12 | MEDICARE WITHHOLDING       | 7.92       |
|                        |                    | ING LIFE INSURANCE & ANNUITY COMPANY | 11/30/12 | ING                        | 25.00      |
|                        |                    | KANSAS DEPT OF REVENUE               | 11/30/12 | STATE WITHHOLDING          | 15.63      |
|                        |                    | KANSAS PUBLIC EMPLOYEES              | 12/07/12 | KPERS #1                   | 4.74       |
|                        |                    |                                      | 11/30/12 | KPERS #1                   | 21.85      |

| DEPARTMENT             | FUND               | VENDOR NAME               | DATE     | DESCRIPTION                | AMOUNT_  |
|------------------------|--------------------|---------------------------|----------|----------------------------|----------|
| TOTAL:                 |                    |                           |          |                            | 143.19   |
| SPECIAL LAW ENFORCEMEN | SPECIAL LE TRUST F | INTERNAL REVENUE SERVICE  | 12/07/12 | SOCIAL SECURITY WITHHOLDIN | 7.34     |
|                        |                    |                           | 11/30/12 | SOCIAL SECURITY WITHHOLDIN | 33.86    |
|                        |                    |                           | 12/07/12 | MEDICARE WITHHOLDING       | 1.72     |
|                        |                    |                           | 11/30/12 | MEDICARE WITHHOLDING       | 7.92     |
|                        |                    | JENNIFER ARNESON, DVM     | 12/03/12 | DOG FOOD,SYNOVI,OMEGA 3-FI | 141.36   |
|                        |                    | VERIZON WIRELESS          | 12/03/12 | 2833762254 DTF PHONE SERVI | 44.16    |
|                        |                    |                           | 12/04/12 | DTF CELL NOVEMBER 2012     | 185.50   |
|                        |                    | CEDAR POINT CAR WASH      | 12/10/12 | VEHICLE WASHES             | 600.00   |
|                        |                    | CATHEY FAHEY              | 12/03/12 | NOVEMBER 2012 MILEAGE      | 18.87    |
|                        |                    | DAVE'S ELECTRIC, INC.     | 12/04/12 | REMOVE FOUNTAIN POLICE MEM | 156.00   |
|                        |                    | GEARY COUNTY PUBLIC WORKS | 12/11/12 | DTF FUEL NOVEMBER 2012     | 306.02   |
|                        |                    | KANSAS PUBLIC EMPLOYEES   | 12/07/12 | KPERS #1                   | 9.88     |
|                        |                    |                           | 11/30/12 | KPERS #1                   | 45.55    |
|                        |                    | NEX-TECH                  | 11/28/12 | DRUG TASK FORCE            | 10.02    |
| TOTAL:                 |                    |                           |          |                            | 1,568.20 |
| LAW ENFORCEMENT TRAIN  | LAW ENFORCEMENT TR | KGIA                      | 12/13/12 | GANG CONFERENCE #5, 153, 7 | 375.00   |
| TOTAL:                 |                    |                           |          |                            | 375.00   |

===== FUND TOTALS =====

|    |                           |            |
|----|---------------------------|------------|
| 01 | GENERAL FUND              | 671,478.76 |
| 02 | GRANTS                    | 17,106.56  |
| 10 | SPIN CITY                 | 13,190.55  |
| 12 | BOND & INTEREST           | 99,965.15  |
| 15 | WATER & SEWER FUND        | 545,391.09 |
| 18 | STORM WATER               | 1,422.85   |
| 19 | ECONOMIC DEVELOPMENT      | 4,955.77   |
| 22 | SPECIAL HIGHWAY FUND      | 35.67      |
| 23 | SANITATION FUND           | 114,914.07 |
| 26 | FIRE EQUIPMENT RESERVE    | 9,840.60   |
| 35 | EMPLOYEE BENEFITS FUND    | 614.34     |
| 46 | SUNDOWN SALUTE            | 459.00     |
| 47 | DRUG & ALCOHOL ABUSE FUND | 1,529.05   |
| 50 | SPECIAL LE TRUST FUND     | 1,711.39   |
| 54 | LAW ENFORCEMENT TRAINING  | 375.00     |

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 GRAND TOTAL: 1,482,989.85  
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## SELECTION CRITERIA

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SELECTION OPTIONS

VENDOR SET: 01-CITY OF JUNCTION CITY, KS  
VENDOR: All  
CLASSIFICATION: All  
BANK CODE: All  
ITEM DATE: 0/00/0000 THRU 99/99/9999  
ITEM AMOUNT: 9,999,999.00CR THRU 9,999,999.00  
GL POST DATE: 0/00/0000 THRU 99/99/9999  
CHECK DATE: 11/27/2012 THRU 12/13/2012  
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## PAYROLL SELECTION

PAYROLL EXPENSES: NO  
CHECK DATE: 0/00/0000 THRU 99/99/9999  
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## PRINT OPTIONS

PRINT DATE: GL Post Date  
SEQUENCE: By Department  
DESCRIPTION: Distribution  
GL ACCTS: NO  
REPORT TITLE: APPROPRIATIONS- NOV 27-DEC 13, 2012-CS  
SIGNATURE LINES: 0  
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## PACKET OPTIONS

INCLUDE REFUNDS: YES  
INCLUDE OPEN ITEM:NO  
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**Backup material for agenda item:**

- b. Consideration of the Minutes for the December 4, 2012 City Commission Meeting.

## **CITY COMMISSION MINUTES**

December 4, 2012

7:00p.m.

### **CALL TO ORDER**

The regular meeting of the Junction City Commission was held on Tuesday, December 4, 2012 with Mayor Pat Landes presiding.

The following members of the Commission were present: Cecil Aska, Scott Johnson, Pat Landes, Jim Sands and Jack Taylor. Staff present was: City Manager Vernon, City Attorney Logan, and City Clerk Tyler Ficken.

### **PUBLIC COMMENT**

Dushyant Baker stated that he is going to become a citizen of Junction City. He stated that he would like to open a business with the City's help to provide assistance setting up businesses for military personnel. He stated that he wants to see Geary County develop.

John Stewart 22 year resident stated that the revised residency policy is fair, and the same thing should be done with nepotism. Mr. Stewart stated that the City should hire a Fire Chief from within the City. Mr. Stewart stated that the Chamber of Commerce Contract is confusing and the EDC has done nothing to attract business. Mr. Stewart stated that the County should help support the airport, and the golf course. The Jupiter deal is not good, and the City needs to get out of the renting and property management business. Mr. Stewart stated that he would like an explanation for the Assistant City Manager's statement that reserve funds can be used to help struggling businesses.

Representative Rothlisberg stated that the Jupiter Group seems to be just hanging on. The building should be sold.

### **CONSENT AGENDA**

Consideration of Appropriation Ordinance A-22-2012 dated October 30, 2012 to November 9, 2012 in the amount of \$530,861.39. Commissioner Johnson moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the minutes for the November 6, 2012 Commission Meeting. Commissioner Johnson moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of award of contract for lease/purchase of two copiers. Commissioner Johnson moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

## **UNFINISHED BUSINESS**

Consideration of Resolution R-2677 concerning residency. Commissioner Johnson stated that he would like employees to live in Junction City, but they should have a choice. Mayor Landes suggested that the City Prosecutor be added to the list of Executives to reside within the City limits. Commissioner Sands moved, seconded by Commissioner Johnson to approve R-2677 as amended. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Discussion and consideration of Section 4.6 of the Personnel Policy concerning Nepotism. City Manager Vernon stated that this is an issue of concern due to the potential loss of good employees due to family members of current employees not having the ability to be hired within their respective departments. Commissioner Johnson stated he agrees police and fire is a family business; relatives of good employees are also often good employees. Commissioner Aska stated that it is important that the City hire the best people, and that people should not be excluded from the process if they do not feel like part of the family. Commissioner Taylor asked if this is an Affirmative Action issue. City Manager Vernon stated that diversity is close in the Police Department, but the Fire Department is not even close. Commissioner Aska stated that he believes in merit hiring, and he has had conversations with the Police and Fire Department on this issue. Mayor Landes stated that he is worried about the development of the good ole boy network; advancement and reviews would become an issue for family in supervisor and subordinate situations. City Manager Vernon stated that the type of hiring is generally frowned upon because the nation has a history of patronage, or providing jobs for votes. Commissioner Sands stated that finding the best person is the key.

## **NEW BUSINESS**

Consideration to approve the amendment to Jupiter, Kansas Inc. lease to provide needed gap financing to the company through 2013. City Manager Vernon stated that Jupiter has requested rent payments be reduced from \$5,000 to \$4,000. City Manager Vernon stated that the strategy of the company is to piece together a number of savings to result in a large savings. Commissioner Johnson stated that the County is assessing taxes on this property based on profitability and not value; the taxes will drop as profits drop. Mayor Landes asked what future rent prices will be if the Commission provides for the claw back. City Attorney Logan stated that payments will be \$6,000 and then raise to \$7,000. City Manager

Vernon stated that shortening the term of the rent reduction could be a good thing. Commissioner Sands stated that 3 months could be a possibility. Commissioner Taylor stated that he believes the parent company should have more skin in the game. City Manager Vernon stated that typically the parent company views each satellite as an individual business unit, and evaluates their profitability as such. Mayor Landes stated that the City should consider shortening the renewal period. Commissioner Taylor moved, seconded by Commissioner Sands to approve an amendment to the Jupiter lease with a rent reduction of \$1,000 per month from September 2012 the July 2013, totaling \$11,000 and modifying the right to renew to a single two year renewal at \$7,000 per month. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Case No. Z-110112, request of Joe Teeter, owner, to rezone property at 709 North Madison Street from "CN" Neighborhood Commercial District to "CSP" Special Commercial District. Commissioner Sands moved, seconded by Commissioner Aska to approve Ordinance S-3114. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Case No. FP-11-01-12, the final plat approval of the Helland Addition to the City of Junction City, Kansas. Commissioner Sands moved, seconded by Commissioner Johnson to approve the final plat of the Helland Addition to the City of Junction City, Kansas and allow the Mayor to sign the plat. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of 2013 Master Economic Development Agreement. City Manager Vernon provided updated documents to the Commission and informed them that action is not being requested due to continued changes to the documents. City Manager Vernon stated that the City will fund the Chamber at the amount agreed upon in the contract and retain the amount above and beyond up to one mill for Commission directed economic development incentives. Commissioner Johnson stated that he likes the idea of holding these funds back, but funding for the program should be made by the county since everyone pays county taxes.

### **COMMISSIONER COMMENTS**

Commissioner Aska thanked the Police Department for displaying their tactical vehicle at the Flint Hills Regional Council Meeting. Good luck to KSU in their bowl game.

Commissioner Johnson stated that it is good to continue streamlining the Chamber of Commerce contract operations, and the community needs to keep the comments coming.

Commissioner Sands inquired whether the rock fill material at the Silo & Ice Plant could be used by individuals within the community. Commissioner Sands

thanked the Fire Department for their assistance with a woman who fell at Dillons. Commissioner Sands stated that the Chamber of Commerce held a small business seminar that was great.

Mayor Landes thanked Commissioner Sands for filling in as Vice Mayor at previous meetings. Mayor Landes stated that this is a season of giving, and it is important that you help others this holiday season. Mayor Landes wished his wife a happy birthday.

### **STAFF COMMENTS**

City Manager Vernon thanked everyone for their thoughts and prayers after his mother's fall.

Finance Director Beatty stated that she held the coffee conversation today, and three people attended. The animal control policy re-write is being wrapped up.

### **ADJOURNMENT**

Commissioner Sands moved, seconded by Commissioner Aska to adjourn at 8:25 p.m. Ayes: Aska, Johnson, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 18th DAY OF DECEMBER AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR DECEMBER 4, 2012.

---

Tyler Ficken, City Clerk

Pat Landes, Mayor

**Backup material for agenda item:**

- c. The consideration and approval of Resolution 2678, setting a public hearing date of February 5, 2013 to address condemnation of 305 E 8th St.

**City of Junction City  
City Commission  
Agenda Memo**

December 18, 2012

**From:** Mark Karmann, Codes Administrator  
**To:** Gerry Vernon, City Manager and City Commissioners  
**Subject:** 305 E 8<sup>th</sup> St– Resolution 2678

---

**Objective:** The consideration and approval of Resolution 2678, setting a public hearing date of February 5, 2013 to address condemnation of 305 E 8<sup>th</sup> St.

**Explanation of Issue:** The following structure has been found unsafe or dangerous:

|                  |                          |
|------------------|--------------------------|
| Structure:       | Grain Silo               |
| Address:         | 305 E 8 <sup>th</sup> St |
| Owner:           | Amber Etherton           |
| Mailing Address: | 305 W 8 <sup>th</sup> St |

The City of Junction City is requesting approval of Resolution 2678, setting a public hearing date of February 5, 2013.

**Budget Impact:** If process continues, it may cost up to \$10,000.00 to demolish and clean up this structure. The project will be funded through Demolition Removal in the General Fund. \$2,500.00 was budgeted for 2012. Costs will be billed to the property owner and will reimburse any charges to this account.

**Alternatives:** The Commission may approve, deny, or postpone this item.

**Recommendation:** Staff recommends approval of Resolution 2678, setting a public hearing date of February 5, 2013 to address condemnation of 305 E 8<sup>th</sup> St.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moves to approve Resolution 2678, setting a public hearing date of February 5, 2013 to address condemnation of 305 E 8<sup>th</sup> St.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:** Resolution 2678, Demolition Evaluation Form

RESOLUTION NO. 2678

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF JUNCTION CITY, KANSAS, AT WHICH THE OWNER, HIS OR HER AGENT, LIENHOLDERS OF RECORD, AND OCCUPANTS OF THE STRUCTURE LOCATED WITHIN SAID CITY AND DESCRIBED HEREIN MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

WHEREAS, pursuant to Section 560.040 of the Code of the City of Junction City, Kansas, The Enforcing Officer of the City of Junction City did on December 18, 2012 file with the Governing Body a statement in writing that the structure hereinafter described, is unsafe and dangerous, and

WHEREAS, on December 18, 2012 the Governing Body of the City of Junction City, Kansas heard a report from the Enforcing Officer describing the condition of said property;

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

That a hearing will be held on February 5, 2013, before the Governing Body at 7:00 pm in the City Council Chambers of the City Hall located at 700 North Jefferson, Junction City, Kansas 66441, at which time the owner, his or her agent, any lienholder of record, and any occupants of the structure located at:

305 E 8<sup>th</sup> St, legally described as:

**See Exhibit A**

may appear and show cause why such structure should not be condemned and ordered repaired or demolished.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked "deliver to addressee only".

ADOPTED THIS 18<sup>TH</sup> DAY OF DECEMBER, 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



## **Exhibit A**

A portion of Addition "B" Junction City, Kansas, being described as follows:  
Commencing at the Quarter Section stone between Sections One (1) and Twelve (12), Township Twelve (12) South, Range Five (5) East; thence on an assumed bearing of South 89°03'49" East along the North line of the Northeast Quarter Section a distance of 61.01 feet to a point on the West line of the vacated East 19.00 feet on Monroe Street adjoining said Addition "B"; thence on an assumed bearing South 00°00'00" West along said West line a distance of 2.51 feet to the Point of Beginning of the tract to be described; thence North 88°53'17" East a distance of 58.88 feet; thence South 01°36'55" W a distance of 144.88 feet to a point on the Northerly line of Seventh Street right-of-way if extended; thence North 89°54'55" West along said Northerly right-of-way line a distance of 54.78 feet to a point on the West line of said vacated East 19.00 feet on Monroe Street; thence North 00°00'00" East along said West line of said vacated East 19.00 feet on Monroe Street a distance of 143.60 feet to the Point of Beginning.

# CITY OF JUNCTION CITY BUILDING INSPECTION DEPARTMENT

## PROPOSED DEMOLITION EVALUATION FORM

|   |                          |  |                                    |
|---|--------------------------|--|------------------------------------|
| Property Address:<br><b>305 E 8th</b>   |                          | Inspector:<br><b>KARMANN</b>                   | Inspection Date:<br><b>7/25/12</b> |
| Legal Description:                      |                          | Parcel I.D.<br><b>031-111-12-0-10-06-001.0</b> |                                    |
| Structure Use:<br><b>GRAIN ELEVATOR</b> | SqFt Estimate<br># Rooms | Appraiser's Value                              |                                    |
| Property Owner:                         | Address:                 | City/State/Zip:<br><b>JUNCTION CITY, KS</b>    |                                    |

INSTRUCTIONS: Using the numerical scale below, compare the condition of the structure being rated against the criteria listed for each factor. Select the number which best indicates your perception of that structure's condition on each of the criterion and circle it on the evaluation scale. A rate of (7) = Structure meets standard requirements, (4) = Satisfactory structure, (1) = Dangerous conditions which must receive immediate attention. After completing each factor, indicate a composite (overall) evaluation.

| RATING: 7 = MEETS STANDARD REQUIREMENTS TO 1 = DANGEROUS CONDITIONS EXIST   | RATE        | COMMENTS   |
|---|-------------|--|
| <b>FACTOR 1: FOUNDATION</b><br><input type="checkbox"/> BASEMENT <input checked="" type="checkbox"/> POURED <input checked="" type="checkbox"/> BLOCK <input type="checkbox"/> STONE <input type="checkbox"/> SLAB <input type="checkbox"/> CRAWLER<br>Deterioration, cracks, mortar missing, settling, caving in | <b>1</b>    | <b>BUILDING IS IN SHAMBLES IN A RUBBLE PILE.</b> |
| <b>FACTOR 2: EXTERIOR WALLS/SIDING/BRICK</b><br>Holes, missing siding pieces, termite damage, fasteners missing, water damage   | <b>0</b>    |  |
| <b>SIDING MATERIAL USED:</b>  |             |  |
| <b>FACTOR 3: WINDOWS/DOORS</b><br>Missing or broken, not securable (locks broken), won't open and/or close. Broken and/or rotted window or door frames. Termite damage.   | <b>0</b>    |  |
| <b>STORM WINDOWS &amp; SCREENS?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO  |             |  |
| <b>FACTOR 4: ROOFING/SOFFITS/FACIA/STORM DRAINAGE</b><br>Missing shingles, rotten or decayed decking materials, apparent leaks. Buckled soffits, missing pieces, no air vents, wood damaged. Facia missing or deteriorated, water damage  | <b>0</b>    |  |
| <b>ROOFING MATERIALS USED:</b>  |             |  |
| <b>FACTOR 5: PORCHES/DECKS</b><br>Wood: Leaks, holes in decking, deterioration, separation from structure, supporting members deteriorated, non-code materials used. Cement: Settled (crooked), cracked, broken pieces, pulled away from structure.   | <b>0</b>    |  |
| <b>CONSTRUCTION MATERIALS USED:</b>   |             |  |
| <b>FACTOR 6: ELECTRICAL SERVICE &amp; INTERIOR WIRING</b><br>Service: Undersized, not grounded, dangerous or unsafe wiring. Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures  | <b>0</b>    |  |
| <b>SERVICE AMPERAGE:</b>  |             |  |
| <b>FACTOR 7: PLUMBING - WATER SUPPLY &amp; WASTEWATER</b><br>Faucets leaking, improperly vented, fixtures don't function properly. Kitchen area must have sink, bathroom must have commode, lavatory and bathing facilities. Laundry hook-ups. Sewer gas smell.   | <b>0</b>    |  |
| <b>WATER PIPING MATERIALS:</b>  |             |  |
| <b>FACTOR 8: MECHANICALS - HEAT &amp; AIR CONDITIONING PLANTS</b><br>Furnace covers in place, venting, functioning properly, thermostat. Register covers in place. Wall units in sleeping areas.  | <b>0</b>    |  |
| <b>COMPOSITE EVALUATION</b><br>Add factor ratings 1 through 8 and divide by 8 to attain overall score.  | <b>1</b>    |  |
| <b>OTHER SUBSTANDARD HOUSING CONDITIONS</b>   |             |  |
| <b>HEALTH/SANITARY CONDITION</b><br>Sewer cap in place. Apparent bug and/or rodent droppings. Possible lead paint. Leaking toilet seal. Stored boxes/bags allowing for rodent harborage. Strong pet odors.  | <b>RATE</b> |  |
| <b>FLOOR COVERINGS</b><br>Wood floors in rough splintered condition. Vinyl flooring has holes, coming apart at seams, or coming up from subfloor/underlayment. Ripped, loose, dirty/stained carpets. Pet odors.   | <b>RATE</b> |  |
| <b>APPARENT FIRE HAZARDS/FIRE ALARMS</b><br>Inoperable fire alarms. No fire alarms. Emergency exits blocked or inoperable. Faulty wiring. Faulty or dangerous heating plant. Improper vent spacing for furnace or water heater.   | <b>RATE</b> |  |
| <b>IMPROPER OCCUPANCY</b><br>Structure or portion thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.   | <b>RATE</b> |  |
| <b>PUBLIC NUISANCE/BLIGHT HISTORY - ATTACHED</b>  | <b>RATE</b> |  |

**Backup material for agenda item:**

- d. Award of contract for the lease/purchase loan for 2013 golf equipment purchases.

## **Junction City Commission Agenda Memo**

**Meeting Date:** December 18, 2012

**From:** Cheryl Beatty, Finance Director

**To:** City Commissioners and Gerry Vernon, City Manager

**Subject:** Award of Bid – Lease Purchase Loan for 2013 Golf Equipment

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**Objective:** Award of contract for the lease/purchase loan for 2013 golf equipment purchases.

**Explanation of Issue:** The 2013 budget includes the purchase of 3 mowers and one seeder, which has already been selected. We went out to bid to all local banks to seek loan financing for the lease/purchase of this equipment, which is set for delivery in January.

|                                       |                   |                                |
|---------------------------------------|-------------------|--------------------------------|
| We received two bids as listed below: |                   | Amount borrowed is \$88,328.13 |
| <u>Bank</u>                           | <u>Interest %</u> | <u>Interest \$\$</u>           |
| Kansas State Bank                     | 3.49%             | \$8,697.17                     |
| Intrust Bank                          | 3.4%              | \$8,588.97 (bid received late) |

As listed Intrust Bank is the low bidder. However, they did not turn their bid in on time. Each bank was given ten days to respond by sealed bid by Friday, December 7 at 10:00 a.m. Intrust Bank notified us via e-mail that they forgot to deliver their bid on Friday and asked if they could still bid. I informed them that they could still provide the bid since we had not opened bids, and the City Commission would make the final decision if they wished to “waive any irregularities in bid documents if irregularity is determined insignificant.” We opened bids at 2:00 Monday, December 10.

**Budget Impact:** I recommended that department heads use a 5% interest rate for lease/purchase budgeting of 2013 new equipment. Therefore, this bid award would be within the amounts budgeted for lease/purchase.

**Recommendation:** We recommend the award of bid for this lease/purchase loan to Kansas State Bank of Junction City since their bid was received on time and is not significantly higher than the bid that was received late.

**Alternatives:** It appears that the City Commission may approve the award of lease purchase contract as proposed, request modification of the contract, reject the contract, or table the request.

**Motion:** I \_\_\_\_\_ move to the award of the lease/purchase loan for \$88,328.13 at 3.49% interest with Kansas State Bank of Junction City. Seconded by \_\_\_\_\_.

**Enclosures:** Bid documents

Administration  
www.junctioncity-ks.gov



PO Box 287  
701 N Jefferson Street  
Junction City, KS 66441-0287

Phone: 785-238-3103 Ext. 305  
Fax: 785-223-4262

## REQUEST FOR PROPOSAL

DATE: November 28, 2012  
TO: Junction City Financial Service Vendors  
FROM: Cheryl S. Beatty, Finance Director/Ass't Manager  
RE: Request for Proposals for Lease/Purchase Financing for Rolling Meadows Golf Course Maintenance Equipment

The city of Junction City is requesting is requesting quotes for a five-year lease purchase financing of four units of golf course maintenance equipment for maintaining the golf course. Lease purchase payments will be made by the City General Fund- golf budget. The amount to be financed is \$88,328.13 for delivery of equipment by January 15, 2013. There will be no down payment and semi-annual payments is preferred.

|                      |             |
|----------------------|-------------|
| Equipment:           |             |
| One (1) Lastec Mower | \$33,700.00 |
| One (1) Toro Seeder  | \$ 6,710.58 |
| Two (2) Toro Mowers  | \$47,917.55 |

The City will not more than \$10,000,000 in debt during any fiscal year. The vendor shall be responsible for submitting lease/purchase agreement, an amortization schedule and will be responsible for preparing all documents necessary to close the transaction. The transaction will close within 30 days of bid award. Please complete and return this bid sheet to bid.

**Bid Response Due:** December 7, 2012 at 10:00 a.m. to City Clerk, City of Junction City, PO Box 287, 700 N. Jefferson St, Junction City, KS 66441. Please mark envelope BID DOCUMENT ENCLOSED.

**To be completed by Vendor:** Five year term – 10 payments

Base Interest  
Semi-Annual Payment  
Total Amount of Lease  
Less Amount Financed  
Financing Cost  
Period Quote Good For:

3.400% 365/360  
\$9,691.61  
\$96,916.10  
\$88,327.13  
\$8,588.97  
30 days

Period Quote Good For:

Firm submitting Quote: Intrust Bank, N.A.

Address: 904 W 6th (Box 247) City: Junction City, KS 66441

Signature of Authorized Representative: [Signature]

Date: 12/10/2012

Phone Number: 785 762 8721

Administration  
www.junctioncity-ks.gov



PO Box 287  
701 N Jefferson Street  
Junction City, KS 66441-0287

Phone: 785-238-3103 Ext. 305  
Fax: 785-223-4262

## REQUEST FOR PROPOSAL

DATE: November 28, 2012  
TO: Junction City Financial Service Vendors  
FROM: Cheryl S. Beatty, Finance Director/Ass't Manager  
RE: Request for Proposals for Lease/Purchase Financing for Rolling Meadows Golf Course Maintenance Equipment

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**Equipment:**

|                      |             |
|----------------------|-------------|
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**To be completed by Vendor:** Five year term – 10 payments

|                        |  |
|------------------------|--|
| Base Interest          | 3.490%   |
| Semi-Annual Payment    | \$9,702.53                                     |
| Total Amount of Lease  | \$97,025.30                                    |
| Less Amount Financed   | \$88,328.13                                    |
| Financing Cost         | \$8,697.17                                     |
| Period Quote Good For: | 14 Days days (At A Time)                       |
| Firm submitting Quote: | Kansas State Bank                              |
| Address:               | 539 W 6th Street City: Junction City, KS 66441 |

Signature of Authorized Representative: \_\_\_\_\_

J Graham Foust

Date: \_\_\_\_\_

Phone Number: 785-762-5050

**Backup material for agenda item:**

- e. Consideration of R-2680 removing the City Prosecutor from the list of executive staff for residency and adding the Municipal Services Director.

# City of Junction City

## City Commission

### Agenda Memo

December 11, 2012

From: Gerry Vernon, City Manager  
To: City Commission  
Subject: Personnel Policy change - Employee Residency Requirement

**Objective:** Approval of Resolution R-2680 that removes City Prosecutor from the list of executive staff.

**Explanation of Issue:** The City Commission amended the proposed list of executive staff to include the City Prosecutor at the 12-4-2012 Commission Meeting. The City Prosecutor recently complied with the previous residency policy and purchased a home in Geary County. The City Prosecutor does not live in Junction City as required of executive staff under the newly adopted policy.

**Budget Impact:** There is no budgetary impact to this policy change

**Alternatives:** The Commission may approve, amend, deny or postpone this item.

**Recommendation:** Staff recommends a motion to approve Resolution R-2680 removing the City Prosecutor from the list of executive staff.

**Enclosures:** R-2680



## **RESOLUTION R-2680**

### **A RESOLUTION AMENDING THE PERSONNEL POLICY AND GUIDELINES MANUAL FOR THE CITY OF JUNCTION CITY**

WHEREAS, the City is concerned with the employee's right to live where they want and other personal freedoms; and,

WHEREAS, it is in the City's best interest to improve the potential applicant pool to include qualified applicants that do not reside in Junction City or Geary County; and,

WHEREAS, it is also in the City's best interest to require residency of department head level positions in the corporate city limits to ensure timely and effective delivery of said municipal services; and,

WHEREAS, to continue effective emergency service delivery, residency of emergency personnel within a thirty minute response time is in the best interest of the City.

### **NOW, THEREFORE BE IT RESOVED BY THE CITY COMMISSION OF THE CITY OF JUNCTION CITY, KANSAS, THAT**

#### **Section 4.5 of the personnel policy and guidelines be amended to state:**

##### **Residency Requirement**

- a. Executive staff must reside within the corporate city limits of Junction City within ninety (90) days of appointment. Executive staff or their equivalents shall be defined as City Manager, Assistant City Manager, Chief Financial Officer, Chief of Police, Fire Chief, Director of Public Works, Municipal Services Director, and Director of Parks and Recreation. Executive staff, who at the effective date of this manual, reside outside the corporate city limits of Junction City but within Geary County, may continue to do so until such time that they relocate into Junction City or leave their position with the City.
- b. Emergency personnel are required to live within a thirty (30) minute response time from their respective headquarters.
- c. Executive staff and emergency personnel shall maintain residency within the specified areas during their period of employment. Failure to comply with these requirements shall be considered cause for termination. The City Manager may waive this policy when it is in the best interests of the City.

### **PASSED AND ADOPTED BY THE GOVERNING BODY OF CITY OF JUNCTION CITY THIS 18<sup>TH</sup> DAY OF DECEMBER 2012.**

ATTEST:

\_\_\_\_\_  
Pat Landes, Mayor

\_\_\_\_\_  
Tyler Ficken, City Clerk



**Backup material for agenda item:**

- a. Central Kansas Foundation Prevention Services Department Proclamation - National Impaired Driving Prevention Month.

## Central Kansas Foundation Prevention Services Department Proclamation - National Impaired Driving Prevention Month

Every day, millions of Americans travel on our Nation's roadways. Thousands of these drivers and passengers tragically lose their lives each year because of drunk or drugged driving. During National Drunk and Drugged Driving Prevention Month (3D Month), we recommit to preventing the loss of life by practicing safe driving practices and reminding others to be sober, drug free, and safe on the road.

Impaired driving and its consequences can seriously alter or even destroy lives and property in a moment. This reckless behavior not only includes drunk driving, but also the growing problem of drugged driving. Drugs, including those prescribed by a physician, can impair judgment and motor skills. It is critical that we encourage our young people and fellow citizens to make responsible decisions when driving or riding as a passenger, especially if drug use is apparent.

Central Kansas Foundation Prevention Services and Geary County Prevention Partnership, Inc. (GCPP) is dedicated to strengthening efforts against drunk and drugged driving. This holiday season, the United States Department of Transportation's National Highway Traffic Safety Administration is sponsoring the campaign, "Drive Sober or Get Pulled Over". Thousands of police departments and law enforcement agencies across the Nation will redouble their efforts to ensure impaired drivers are detected and appropriate action is taken. Additionally, Prevention Services is working with Community Agencies to raise public awareness about the high prevalence of drunk and drugged driving in our community.

As responsible citizens, we must not wait until tragedy strikes, and we must take an active role in preventing debilitated driving. Individuals, families, businesses, community organizations, drug free coalitions, and faith based groups can promote substance abuse prevention and encourage alternative sources of transportation. By working together, we can help save countless lives and make our roadways safer for all.

NOW, THEREFORE, I, Pat Landes, Mayor of the City of Junction City, do hereby proclaim December 2012 as National Drunk and Drugged Driving Prevention Month. I urge all community members to make responsible decisions and take appropriate measures to prevent drunk and drugged driving.

Signed this \_\_\_\_ day of December, 2012, at the City of Junction City, State of Kansas in the witness thereof the seal and the signatures of the city are affixed.

---

Pat Landes, Mayor  
City of Junction City

**Backup material for agenda item:**

- a. Appointment of Chief Brown to the Housing Authority Board for a four year term ending 10-31-2016.

# **City of Junction City**

## **City Commission**

### **Agenda Memo**

December 11, 2012

**From:** Tyler Ficken, City Clerk  
**To:** Gerry Vernon, City Manager  
**Subject:** **Housing Authority board appointment**

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**Objective:** To recommend a candidate for appointment to the Housing Authority Board.

**Explanation of Issue:** The Housing Authority Board is searching for board members. Police Chief Brown recently termed off the Housing authority Board on 10-31-2012. Amanda Sims, Executive Director of the Housing Authority Board has requested the reappointment of Chief Brown to the board for a term ending October 31, 2016. The City has not received any board interest cards for this board.

**Budge Impact:** This action has no impact on the budget of either the Housing Authority Board or the City.

**Alternatives:** It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Follow the recommendation and appoint Chief Brown.
2. Appoint a different candidate.
3. Table the request.

**Recommendation:** Staff recommends the appointment of Chief Brown

**Suggested Motion:** Appointment of Chief Tim Brown to the Housing Authority Board for a term ending October 31, 2016.

**Enclosures:** none.

**Backup material for agenda item:**

- a. Public hearing and consideration of 2012 budget amendments.

# City of Junction City

## City Commission - Agenda Memo

Meeting Date: December 18, 2012

From: Cheryl S. Beatty, Assistant Manager/Finance Director

To: City Commissioners and Gerry Vernon, City Manager

Subject: **2012 Budget Amendments**

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**Objective:** Consideration and approval of 2012 Budget Amendments

**Explanation of Issue:** Presented in the attached document are the 2012 Budget Amendments. These amendments represent the amendments needed to meet budget statutes requiring budget expenditure authority from the City Commission to comply with the statute. Listed below are the changes with a brief explanation why an increase is needed.

| <u>Budget</u>   | <u>2012 Budget</u> | <u>2012 Amend Budget</u> |
|---|--------------------|--------------------------|
| Library Fund  | \$ 819,400         | \$ 858,357               |
| -Unanticipated revenue to be transferred to library. As per state statute we must transfer all funds. The City acts as an accounting conduit for library taxes collected.   |                    |                          |
| Employee Benefits Fund  | \$ 250,595         | \$ 431,100               |
| -I failed to budget for retiree health insurance revenue in and payments out.   |                    |                          |
| Storm Water Fund  | \$666,710          | \$ 878,500               |
| -Expenditures for two projects (Strauss Blvd and Price Ravine) were not originally anticipated in budget. Projects approval was based on cash carry available.  |                    |                          |
| Special Law Enforcement   | \$ 166,382         | \$368,382                |
| -A large drug forfeiture receipt was not anticipated in the 2012 budget. Revenue and expenditures need to be changed to reflect the new revenue received, reflect the disbursement of such funds to other agencies as per agreements and expenditures of such funds as per state statute. |                    |                          |
| RHID Fund (Bluffs Project)  | \$ 295,000         | \$ 352,000               |
| -We had an unanticipated increase in funds received for RHID debt payments.   |                    |                          |
| Capital Improvement Fund  | \$ -0-             | \$ 28,000                |
| -We did not budget for NRP payment from this fund. NRP calculations on state budget form did not coincide with how NRP was withdrawn by the County Treasurer.   |                    |                          |

**Budget Impact:** Each amendment is based on available cash or previously approved projects.

**Alternatives:** The City Commission may approve, modify, or disapprove the budget amendments as presented.

**Recommendation:** Staff recommends the budget amendments as presented be scheduled for public hearing as requested.

**Motion:** I, \_\_\_\_\_, move to approve the 2012 budget amendments as presented. Seconded by \_\_\_\_\_.

**Enclosures:** Budget Amendment



2012

**Amended  
Certificate  
For Calendar Year 2012**

To the Clerk of Geary County, State of Kansas  
We, the undersigned, duly elected, qualified, and acting officers of  
**City of Junction City**  
certify that: (1) the hearing mentioned in the attached publication was held;(2) after the Budget Hearing this Budget was duly approved and adopted as the maximum expenditure for the various funds for the year.

|                         |               | 2012<br>Amended Budget |  |                                 |  |
|-------------------------|---------------|------------------------|--|---------------------------------|--|
|                         |               | Page<br>No.            | Amount of<br>2011<br>Tax that was Levied | Adopted<br>2012<br>Expenditures | Proposed Amended<br>2012<br>Expenditures |
| Table of Contents:      |               |                        |  |                                 |  |
| <b>Fund</b>             | <b>K.S.A.</b> |                        |  |                                 |  |
| Library                 |               | 2                      | 782,729                                  | 819,400                         | 858,357                                  |
| Employee Benefits       |               | 3                      | 370,990                                  | 250,595                         | 431,100                                  |
| Storm Water Fund        |               | 4                      |  | 666,710                         | 878,500                                  |
| Special Law Enforcement |               | 5                      |  | 166,382                         | 368,382                                  |
| Bluffs RHID             |               | 6                      |  | 295,000                         | 352,000                                  |
| Capital Improvement     |               | 7                      |  |                                 | 28,000                                   |
| Totals                  |               | xxxxxxxx               | 1,153,719                                | 2,198,087                       | 2,916,339                                |
| Summary of Amendments   |               | 8                      |  |                                 |  |

Attested date: \_\_\_\_\_

\_\_\_\_\_  
County Clerk

Assisted by:  
Cheryl Beatty, Finance Director

Address:  
City of Junction City  
700 N. Jefferson St

Email:  
cheryl.beatty@jcks.com

\_\_\_\_\_  
Governing Body



City of Junction City

2012

Adopted Budget

| Employee Benefits                     | 2012<br>Adopted<br>Budget | 2012<br>Proposed<br>Budget |
|---------------------------------------|---------------------------|----------------------------|
| Unencumbered Cash Balance January 1   | -157,907                  | -154,340                   |
| Receipts:                             |                           |                            |
| Ad Valorem Tax                        | 370,990                   | 349,531                    |
| Delinquent Tax                        | 0                         | 96,225                     |
| Motor Vehicle Tax                     | 57,603                    | 45,705                     |
| Recreational Vehicle Tax              | 509                       | 1,413                      |
| 16/20M Vehicle Tax                    | 399                       | 330                        |
| Retiree Insurance Payments            |                           | 120,000                    |
| Work Comp Dividends                   |                           | 33,975                     |
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| Interest on Idle Funds                |                           |                            |
| <b>Total Receipts</b>                 | <b>429,501</b>            | <b>647,179</b>             |
| <b>Resources Available:</b>           | <b>271,594</b>            | <b>492,839</b>             |
| Expenditures:                         |                           |                            |
| Workers Compensation                  | 170,000                   | 170,000                    |
| Unemployment Exp                      | 32,677                    | 33,000                     |
| NRP                                   | 47,918                    | 28,100                     |
| Retiree Medical                       |                           | 140,000                    |
| Other Services                        |                           | 60,000                     |
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| <b>Total Expenditures</b>             | <b>250,595</b>            | <b>431,100</b>             |
| Unencumbered Cash Balance December 31 | 20,999                    | 61,739                     |

City of Junction City

2012

Adopted Budget

| Storm Water Fund                      | 2012<br>Adopted<br>Budget | 2012<br>Proposed<br>Budget |
|---------------------------------------|---------------------------|----------------------------|
| Unencumbered Cash Balance January 1   | 476,959                   | 757,831                    |
| Receipts:                             |                           |                            |
| Ad Valorem Tax                        |                           |                            |
| Delinquent Tax                        |                           |                            |
| Motor Vehicle Tax                     |                           |                            |
| Recreational Vehicle Tax              |                           |                            |
| 16/20M Vehicle Tax                    |                           |                            |
| Charges for Services                  | 450,000                   | 625,000                    |
| Bad Debt Collections                  |                           | 5,500                      |
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| Interest on Idle Funds                |                           |                            |
| <b>Total Receipts</b>                 | <b>450,000</b>            | <b>630,500</b>             |
| <b>Resources Available:</b>           | <b>926,959</b>            | <b>1,388,331</b>           |
| Expenditures:                         |                           |                            |
| Personnel Services                    | 44,210                    | 40,000                     |
| Commodities                           | 18,500                    | 5,000                      |
| Contract Services                     | 113,500                   | 350,000                    |
| Transfer to Debt                      | 450,000                   | 450,000                    |
| Transfer to General Fund              | 32,500                    | 32,500                     |
| Bad Debt Expense                      | 8,000                     | 1,000                      |
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| <b>Total Expenditures</b>             | <b>666,710</b>            | <b>878,500</b>             |
| Unencumbered Cash Balance December 31 | 260,249                   | 509,831                    |



| Bluffs RHID                           | 2012<br>Adopted<br>Budget | 2012<br>Proposed<br>Budget |
|---------------------------------------|---------------------------|----------------------------|
| Unencumbered Cash Balance January 1   | 125,422                   | 0                          |
| Receipts:                             |                           |                            |
| Ad Valorem Tax                        | 295,000                   | 352,000                    |
| Delinquent Tax                        |                           |                            |
| Motor Vehicle Tax                     |                           |                            |
| Recreational Vehicle Tax              |                           |                            |
| 16/20M Vehicle Tax                    |                           |                            |
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| Interest on Idle Funds                |                           |                            |
| <b>Total Receipts</b>                 | <b>295,000</b>            | <b>352,000</b>             |
| <b>Resources Available:</b>           | <b>420,422</b>            | <b>352,000</b>             |
| Expenditures:                         |                           |                            |
| Debt Payment                          | 295,000                   | 352,000                    |
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| <b>Total Expenditures</b>             | <b>295,000</b>            | <b>352,000</b>             |
| Unencumbered Cash Balance December 31 | 125,422                   | 0                          |

[illegible]

2012

**Notice of Budget Hearing for Amending the  
2012 Budget**

The governing body of

**City of Junction City**

will meet on the day of Dec. 18, 2012 at 7:00 p.m. at City Hall, 700 Jefferson St, for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at City Hall  
and will be available at this hearing.

**Summary of Amendments**

| Fund                    | 2012<br>Adopted Budget |                                  |              | 2012<br>Proposed Amended<br>Expenditures |
|-------------------------|------------------------|----------------------------------|--------------|--|
|                         | Actual<br>Tax Rate     | Amount of Tax<br>that was Levied | Expenditures |  |
| Library                 | 4.623                  | 782,729                          | 819,400      | 858,357                                  |
| Employee Benefits       | 2.191                  | 370,990                          | 250,595      | 431,100                                  |
| Storm Water Fund        |                        |                                  | 666,710      | 878,500                                  |
| Special Law Enforcement |                        |                                  | 166,382      | 368,382                                  |
| Bluffs RHID             |                        |                                  | 295,000      | 352,000                                  |
| Capital Improvement     |                        |                                  | 0            | 28,000                                   |

Tyler Ficken

Official Title: City Clerk

Page No. 8



2012

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**Summary of Amendments**

| Fund                    | 2012<br>Adopted Budget |                                  |              | 2012<br>Proposed Amended<br>Expenditures |
|-------------------------|------------------------|----------------------------------|--------------|--|
|                         | Actual<br>Tax Rate     | Amount of Tax<br>that was Levied | Expenditures |  |
| Library                 | 4.623                  | 782,729                          | 819,400      | 858,357                                  |
| Employee Benefits       | 2.191                  | 370,990                          | 250,595      | 431,100                                  |
| Storm Water Fund        |                        |                                  | 666,710      | 878,500                                  |
| Special Law Enforcement |                        |                                  | 166,382      | 368,382                                  |
| Bluffs RHID             |                        |                                  | 295,000      | 352,000                                  |
| Capital Improvement     |                        |                                  | 0            | 28,000                                   |

Tyler Ficken

Official Title: City Clerk

**Backup material for agenda item:**

- a. Consideration of the 2013 Master Economic Development Agreement.

# **City of Junction City**

## **City Commission**

### **Agenda Memo**

December 11, 2012

**From:** Gerry Vernon, City Manager  
**To:** City Commission  
**Subject:** **Ordinance approving amendments to Consolidation Contracts**

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**Objective:** Approval of Ordinance G-1125 that authorizes the Mayor to execute amendments to the Joint Agreement, Master Agreements, Economic Development Services Agreement, and Military Affairs Agreement between, the City, County, and Chamber of Commerce.

**Explanation of Issue:** The existing consolidation contracts will expire at the end of this year so renewal will be necessary to continue with service provision by the Chamber per the original consolidation effort.

The follow is a brief summary of the proposed significant amendments to the contracts:

Joint Agreement – 1.) Notice of termination date changed from April 1 to July 1 of each year.

Master Agreement – 1.) Automatic renewal of contract subject to annual appropriations.

ED Services Agreement – 1.) Reduction in size of Advisory Board from eleven to nine members to include three appointed by City; three appointed by County; one appointed by Chamber; one ex-officio non-voting city commissioner; and one ex-officio non-voting county commissioner. 2.) Automatic renewal subject to annual appropriations. 3.) Notice of termination date changed from April 1 to July 1 of each year. 4.) Quarterly disbursements of 2013 budget amount of \$135,000.00 by the City.

Military Affairs Agreement - 1.) 2013 budget amount increased to \$40,000.00 by City and \$40,000.00 by County.

**Budget Impact:** There are no changes to the 2013 Budget by approving these amendments.

**Alternatives:** The Commission may approve, deny, or postpone this item.

**Recommendation:** Staff recommends a motion approving G-Ordinance 1125 providing for the execution of consolidation service contracts.

**Enclosures:** Amended and restated consolidation interlocal agreements, joint ordinance & resolution

## **AMENDED AND RESTATED MASTER AGREEMENT**

This Amended and Restated Master Agreement ("Master Agreement"), effective as of January 1, 2013, is hereby entered into by and among the City of Junction City, Kansas, a municipal corporation (the "City"), Geary County, Kansas (the "County"), and the Junction City Area Chamber of Commerce, a Kansas Non-Profit Corporation (the "Chamber").

Effective as of January 1, 2013, this Master Agreement supersedes and replaces in its entirety the Master Agreement among the City, the County and the Chamber dated September 12, 2011 (the "Prior Master Agreement"), which document shall hereinafter be null, void and of no further effect.

In consideration of the mutual covenants and agreements contained herein, and intending to be legally bound hereby, City, County and Chamber hereby agree with each other as follows:

**WHEREAS**, pursuant to joint action designated as General Ordinance G-1125 approved by the City on December \_\_, 2012, and Resolution \_\_\_\_\_ adopted by the County on December \_\_, 2012 (the "Revised Joint Action"), the City and the County approved this Master Agreement and the attached Economic Development Services Agreement. Such Revised Joint Action also confirmed that as long as such agreements remain in effect, the economic development activities previously performed by the Junction City-Geary County Joint Economic Development Commission (the "Prior Joint Board") established pursuant to General Ordinance G-928 approved by the City on August 22, 2002, and Resolution 8-19-02 adopted by the County on August 19, 2002 (the "Prior Joint Action"), will be performed by the Chamber with the support of the Economic Development Advisory Committee ("EDC"). The Joint Action also provides that the Prior Joint Board will be reestablished if, for any reason, the Master Agreement and the Economic Development Services Agreement are terminated.

**WHEREAS**, the Joint Action obligates the City or the County to fund the EDC from budget year to budget year, unless either party cancels the Joint Action by notice to the other prior to July 1 of any budget year, effective at the end of such budget year;

**WHEREAS**, the purpose of the EDC is to study, investigate and promote business development within Geary County, Kansas under the laws of the state of Kansas and recommend the necessary expenditures and actions to accomplish these purposes (the "Economic Development Services"); and

**WHEREAS**, pursuant to K.S.A. 12-1692 et. seq. and initial Resolution 3-20-78A, the County established the Geary County Convention and Visitors Bureau (the "CVB"), as authorized by statute, to-wit: K.S.A. 12-1697, and did, by the passage of Charter Resolution 11-28-89B set the transient guest tax utilized in Junction City and Geary County, Kansas, at the current rate of five percent (5%), for the purpose of promoting tourism and conventions and thus aiding in the economic development of Junction City and Geary County the County established the Geary County Convention & Visitors Bureau (the "CVB"); and

**WHEREAS**, the purpose of the CVB is to promoting tourism and conventions and thus aiding in the economic development of Junction City and Geary County (the “CVB Function”); and

**WHEREAS**, the Military Affairs Council (“MAC”) currently exists as a volunteer board for the purpose of promoting the relationship between Fort Riley and the City and the County (the “Military Affairs Services”); and

**WHEREAS**, the Military Affairs Services are currently funded in whole by the County, and will be funded jointly by the County and the City in 2013; and

**WHEREAS**, the County and the City are authorized pursuant to the provisions of K.S.A. 12-2901 et. seq. to contract with each other to perform any governmental service, activity or undertaking which each contracting entity is authorized by law to perform and may each or jointly contract with a private agency to do the same, and

**WHEREAS**, to promote for economic efficiency and to maximize the effectiveness of the EDC, the CVB, the MAC and the Chamber, the City and the County deem it to be in the best interest of the citizens and taxpayers of the City and County to consolidate the EDC, the CVB and the MAC under a single organization, and to enter into agreements with the Chamber whereby the Chamber will modify its organizational structure, and as reorganized (hereinafter referred to as the "Reorganized Chamber" or “Chamber”), will enter into agreements with the County and the City to perform the Economic Development Services, the CVB Function and the Military Affairs Services; and

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises contained herein, the parties agree as follows:

1. **Authority.** Pursuant to the authority set forth in K.S.A. 12-2901 et. seq., the County and the City enter into this Agreement to consolidate the EDC, the CVB and the MAC under the Reorganized Chamber, and to enter into agreements in the form attached hereto whereby the Reorganized Chamber will perform the Economic Development Services, the CVB Function and the Military Affairs Services for the County and the City. Pursuant to such authority, upon approval by the Attorney General, the County will file for recording an executed copy of this Agreement with the Register of Deeds of Geary County and will file a copy with the Kansas Secretary of State.

2. **Services.**

- a. The parties hereto agree that the Reorganized Chamber, the County and the City will enter into the Economic Development Services Agreement in the form attached hereto as **Exhibit A**, pursuant to which the Reorganized Chamber will perform the Economic Development Services as described therein.

- b. The parties hereto agree that the Reorganized Chamber and the County will enter into the Joint Service Agreement and Resolution Regarding the Convention and Visitors Bureau and Its Activities in the form attached hereto as **Exhibit B**, pursuant to which the Reorganized Chamber will perform the CVB Function as described therein.
- c. The parties hereto agree that the Reorganized Chamber, the County and the City will enter into the Military Affairs Services Agreement in the form attached hereto as **Exhibit C**, pursuant to which the Reorganized Chamber will perform the Military Affairs Services as described therein.

3. **Reorganization.**

- a. The Chamber will retain the name of “The Junction City Area Chamber of Commerce.”
- b. The Chamber has amended its Bylaws to adopt the organizational structure described on the attached **Exhibit D** labeled “Chamber Structure” - consisting of a Board of Directors (described in more detail below), a President/CEO who shall report to the Board of Directors, and four advisory committees to be known individually as “Chamber Activities Advisory Committee,” “Convention & Visitors Advisory Committee,” “Economic Development Advisory Committee” and “Military Affairs Advisory Committee”(collectively the “Advisory Committees,” each of which shall report to the President/CEO).
- c. The Chamber will be governed by a Board (the “Board of Directors”) which will consist of thirteen members. All members of the Board of Directors shall be Chamber members. In addition, the members of the Board of Directors shall have the qualifications and shall be appointed as follows:

| <b>JUNCTION CITY AREA CHAMBER OF COMMERCE<br/>BOARD OF DIRECTORS</b> |   |
|--|---|
| <b><u>Qualification</u></b>  | <b><u>Appointing Authority</u></b>  |
| County Commissioner  | County Commission   |
| City Commissioner  | City Commission   |
| Representative of Chamber Activities Advisory Board                  | Initially approved by Chamber – after initial term appointed by Chamber Activities Advisory Committee |
| Representative Economic  | Initially appointed by the existing   |

|   |   |
|---|---|
| Development Advisory Committee                          | EDC Board – after initial term appointed by Economic Development Advisory Committee   |
| Representative Convention & Visitors Advisory Committee | Initially appointed by the existing CVB Board– after initial term appointed by Convention & Visitors Advisory Committee               |
| Representative Military Affairs Advisory Committee      | Initially appointed by the existing MAC – after initial term appointed by Military Affairs Advisory Committee                         |
| Seven (7) at large                                      | Initially appointed by the consolidation transition board– after initial term appointed by a vote of the remaining Board of Directors |

- d. The initial term of office of each member of the Board of Directors commenced on the appointment and approval of such member in 2011 as provided in the previous section and ended on December 31, 2012. In 2011, the initial Board of Directors did provide for staggered terms of membership for the succeeding Board of Directors. Such framework is reflected in the Chamber’s new Bylaws.
- e. The Board of Directors has hired a President and Chief Executive Officer (the “President/CEO”) to oversee operations of the Chamber, to oversee all divisional staff, and to implement annual budgetary plans and programs approved by the Board of Directors.
- f. The Board of Directors will have complete authority over the President/CEO, subject to the provisions of this Master Agreement, the Advisory Committees, and will set all policies, budgets, annual business and strategic plans for the Chamber.
- g. The Chamber has established and will maintain four business divisions (collectively, “Business Divisions”) and hire staff for each business division who will report to the President/CEO. The Business Divisions will be known individually as: the Chamber Activities Business Division, the Economic Development Business Division, the Convention and Visitors Business Division and the Military Affairs Business Division.

(i) The Chamber Activities Business Division will be solely responsible for performing chamber of commerce functions currently performed



by the Chamber, and such other functions as approved by the Board of Directors. The Chamber Activities Business Division will be solely responsible for performing chamber of commerce functions currently performed by the Chamber, and such other functions as approved by the Board of Directors. The function of the Chamber Activities Business Division is to advance the civic, industrial, commercial, agricultural, and general interest of Geary County and the region. This is accomplished by working with, and maintaining certain confidential demographic data of, Chamber members, providing educational forums, sponsoring events and activities for Chamber members, including networking events and business openings, informational and educational forums and business development opportunities for its members, monitoring and providing information to Chamber members concerning federal, state and local laws and regulations which might impact the business community, and periodically conducting fundraisers and capital campaigns to foster the growth, development and effectiveness of the Chamber.

(ii) The Economic Development Business Division will be primarily responsible for performing the Economic Development Services and such other functions as approved by the Board of Directors.

(iii) The Convention and Visitors Business Division will be primarily responsible for performing the CVB Function and such other functions as approved by the Board of Directors.

(iv) The Military Affairs Division will be primarily responsible for performing the Military Affairs Services and such other functions as approved by the Board of Directors.

- h. The Board of Directors in its sole discretion, but with advice from the Advisory Committees, will set the budget for each business division for each calendar year, as, with respect to EDC, CVB and MAC budgets, more fully set forth in the Economic Development Services Agreement, the Service Agreement and Resolution Regarding the Convention and Visitors Bureau and Its Activities, and the Military Affairs Services Agreement attached hereto as Exhibits A, B and C.
- i. The appointments to the Convention & Visitors Advisory Committee and Military Affairs Advisory Committee will continue to be made in the same manner as is currently in effect at the time of the execution of the Prior Master Agreement and the respective services agreements, with the recommendations of the Board of Directors to be taken into consideration by the governing bodies responsible for making such appointments, before such appointments are finalized. The appointments to the Economic Development Advisory Committee shall be made as provided in the Economic Development Services Agreement

4. **Financing and Budget.** The manner of budgeting for and financing the performance by the Reorganized Chamber of the Economic Development Services, the CVB Function and the Military Affairs Services shall be as set forth in the Economic Development Services Agreement, the Joint Service Agreement and Resolution Regarding the Convention and Visitors Bureau and Its Activities, and the Military Affairs Services Agreement attached hereto as Exhibits A, B and C.
5. **Term and Termination.** The term of this Agreement shall begin on January 1, 2013 and terminate on December 31, 2013, and thereafter will automatically renew for successive additional one (1) year terms. Any party may terminate this Agreement by written notice to the other parties. If such notice of termination is exercised, the notice shall be given prior to July 1 of a calendar year, to be effective January 1 of the following calendar year.
6. **Chamber Offices.** It is the intent of the parties to bring all functions of the Chamber (Chamber, EDC, CVB and MAC) into one central location as soon as reasonably possible and feasible.
7. **KORA and KOMA.** All functions of the Economic Development Business Division, including the meetings of the Economic Development Advisory Committee and agenda items of meetings of the Board of Directors relating to the Economic Development Services, of the Convention Visitors Business Division, including the meetings of the Convention Visitors Advisory Committee and agenda items of meetings of the Board of Directors relating to the CVB function of the Chamber and its Committees relating to Military Affairs Services, and of the Chamber Activities Business Division which are directly related to public funding shall be subject to the Kansas Open Records Act and the Kansas Open Meetings Act; however, any functions engaged in or performed by the Chambers Activities Business Division, as described in section 3(g)(i) above, and which are unrelated to the Economic Development Business Division functions, the Convention Visitors Business Division functions, or to Military Affairs Services, shall be exempt from KORA and/or KOMA.
8. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Kansas.
9. **Entire Agreement.** This Agreement, including all Exhibits which are incorporated herein by reference, represents the entire Agreement and understanding between the parties, and this Agreement supersedes any prior negotiations, proposals or agreements. Unless otherwise provided in this Agreement, any amendment to this Agreement shall be in writing and shall be signed by the City, the County and the Chamber, and attached hereto.
10. **Assignment.** Nothing in this Agreement shall be construed to give any rights or benefits to any party other than the City, the County and Chamber. No party shall not assign any interest in this Agreement without the prior written consent of all parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year set forth below.

CITY OF JUNCTION CITY, KANSAS

JUNCTION CITY AREA CHAMBER  
OF COMMERCE

\_\_\_\_\_  
PAT LANDES, Mayor  
Dated:

\_\_\_\_\_  
JUDD LIEBAU, Chairman  
Dated:

ATTEST:

\_\_\_\_\_  
TYLER FICKEN, City Clerk

GEARY COUNTY, KANSAS

By: \_\_\_\_\_  
LARRY HICKS, Chairman  
Dated:

By: \_\_\_\_\_  
FLORENCE WHITEBREAD, Commissioner  
Dated:

By: \_\_\_\_\_  
BEN BENNETT, Commissioner  
Dated:

ATTEST: \_\_\_\_\_  
REBECCA BOSSEMEYER, County Clerk

Approved pursuant to K.S.A. §12-2904(g):

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**Office of the Attorney General of Kansas**

EXHIBIT A  
**ECONOMIC DEVELOPMENT  
SERVICES AGREEMENT**

This Economic Development Services Agreement is made effective as of January 1, 2013, by and between the City of Junction City, Kansas ( “City”) and Geary County, Kansas (“County”) and the Junction City Area Chamber of Commerce, soon to be known as “The Junction City/Geary County Chamber of Commerce” (the “Chamber”),

RECITALS

A. Pursuant to joint action designated as General Ordinance G-1125 approved by the City on December \_\_, 2012, and Resolution \_\_\_\_\_ adopted by the County on December \_\_, 2012 (the “Revised Joint Action”), the City and the County approved a Master Agreement and this Economic Development Services Agreement, both effective as of January 1, 2013. The Revised Joint Action also confirmed that as long as such agreements remain in effect, the economic development activities previously performed by the Junction City-Geary County Joint Economic Development Commission (the “Prior Joint Board”) established pursuant to General Ordinance G-928 approved by the City on August 22, 2002, and Resolution 8-19-02 adopted by the County on August 19, 2002 (the “Prior Joint Action”), will be performed by the Chamber with the support of the Economic Development Advisory Committee of the Chamber.

B. Funding for these services will be provided by an annual budget authorization of the City and the County.

C. While the City and County desire to continue to determine their level of funding for economic development services as an annual budget authorization, parties hereto mutually desire to state their agreement concerning economic development services and the funding of those services.

NOW, THEREFORE, in consideration of the reciprocal covenants stated herein, the City and County and Chamber hereby agree as follows:

1. **Economic Development Services.** The City and County engage and retain Chamber to provide services (“Economic Development Services”) as hereinafter contemplated. Chamber agrees to accept such engagement and to discharge its duties in accordance with the terms and conditions stated in this Agreement and in the Master Agreement.

2. **Relations of the Parties.** Chamber is engaged and retained as an independent contractor and not as an officer, agent or employee of the City or County.

3. **Size and Appointments to the Economic Development Advisory Committee.** Effective January 1, 2013, the Economic Development Advisory Committee shall consist of seven (7) voting members and two (2) ex officio nonvoting members, appointed as follows:

Prior to January 1, 2013, the Mayor of Junction City, with the consent of the City Commission, appointed 3 members ("City Members"), with staggered terms of 1, 2 and 3 years. Thereafter, prior to January 1 of each calendar year, the Mayor, with the consent of the City Commission, shall appoint a member to succeed the City Member whose term is expiring, such appointment to be for a 3 year term. Beginning with the calendar year 2013, City Members may not serve for a consecutive term of more than 6 years.

Prior to January 1, 2013, the Chairman of the Board of County Commissioners, with the of the County Commission, appointed 3 members ("County Members"), with staggered terms of 1, 2 and 3 years. Thereafter, prior to January 1 of each calendar year, the Chairman, with the consent of the County Commission, shall appoint member to succeed the County Member whose term is expiring, such appointment to be for a 3 year term. Beginning with the calendar year 2013, County Members may not serve for a consecutive term of more than 6 years.

Prior to January 1, 2013, the Board of Directors of the Chamber appointed a member ("Chamber Member") for a term of 3 years. Beginning with the calendar year 2013, the Chamber Member may not serve for a consecutive term of more than 6 years.

The City Commission shall annually appoint a member of the City Commission to serve as an ex officio nonvoting member of the Economic Development Advisory Committee.

The County Commission shall annually appoint a member of the County Commission to serve as an ex officio nonvoting member of the Economic Development Advisory Committee.

4. **Purpose of Economic Development Program.** For purposes of this Agreement, the Economic Development Services shall incorporate the following components:

- A. Workforce Development
- B. Existing Business Expansion & Retention
- C. New Business Attraction
- D. Retail Development
- E. Research and Planning
- F. Organizational Capacity and Facility Development

5. **Allocation and Disbursements of Funds.** Subject to annual appropriation of the City and County of funds by their respective Governing Bodies, and to the Revised Joint Action, the City and County express their intent to continue to provide an annual budget authorization to be paid through quarterly disbursements from the City and the County to Chamber for performing the Economic Development Services. Such budget authorization for the calendar year 2013 is as follows:

\$ \_\_\_\_\_, to be divided as follows: \$135,000 from the City; \$ \_\_\_\_\_ from the County.

6. **Program Performance Reporting.** Semiannually, during the months of July and December, the Chamber shall provide a report and presentation to their Governing Bodies of the City and the County regarding the Economic Development Services.

7. **Budgeting, Accounting, Inspection of Books and Records.** The Chamber shall establish a budget for the Economic Development Services and show the City's and the County's contributions under this Agreement as a revenue source and the applicable expenditures allocated to the Economic Development Services. Semiannually, during the months of July and December, the Chamber shall report on the current status of the budget for Economic Development Services. In addition, Chamber shall supply a copy of its annual audit, in duplicate, to the City Manager's office and to the Geary County Commissioners.

8. **Term of Agreement.** The term of this Agreement shall begin on January 1, 2013 and terminate on December 31, 2013, and thereafter will automatically renew for successive additional one (1) year terms. Any party may terminate this Agreement by written notice to the other parties. If such notice of termination is exercised, the notice shall be given prior to July 1 of a calendar year, to be effective January 1 of the following calendar year.

9. **Default.** If either party fails to comply with any term of this Agreement within 30 days after written notice to so comply has been mailed by the non-defaulting party to the defaulting party, such failure shall be deemed as an immediate breach of this Agreement. In such case, the non-defaulting party may pursue against the defaulting party such remedies as provided by law or in equity, including without limitation, the right to specifically enforce this Agreement.

10. **Authority and Consents.** Each party represents and warrants to the other that each has the right, power, legal capacity, and authority to enter into this Agreement, and to perform its obligations under this Agreement, and no approvals or consents of any other persons are necessary in connection with it. The execution and delivery of this Agreement has been duly authorized by all necessary corporate action on behalf of each party. This Agreement has been duly and validly executed and delivered by each party to the other, and constitutes the legal, valid and binding agreement of each party and is enforceable in accordance with its terms.

11. **Entire Agreement.** This Agreement and the Master Agreement constitute the entire agreement of the parties relating to the subject matter hereof, and no agreements or representations, oral or otherwise, express or implied, with respect to the subject matter hereof have been made by the parties that are not expressly set forth in this Agreement. This Agreement may be modified or amended only by a separate writing signed by the parties.

12. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be contrary to the law, the remaining provisions of this Agreement shall remain in full force and effect.

13. **Governing Law.** This Agreement shall be governed by the laws of the State of Kansas.

CITY OF JUNCTION CITY, KANSAS

JUNCTION CITY AREA CHAMBER  
OF COMMERCE

\_\_\_\_\_  
PAT LANDES, Mayor

Dated:

By: \_\_\_\_\_

JUDD LIEBAU, Chairman

Dated:

ATTEST:

\_\_\_\_\_  
TYLER FICKEN, City Clerk

GEARY COUNTY, KANSAS

By: \_\_\_\_\_

LARRY HICKS, Chairperson

Dated:

By: \_\_\_\_\_

FLORENCE WHITEBREAD, Commissioner

Dated:

By: \_\_\_\_\_

BEN BENNETT, Commissioner

Dated:

ATTEST: \_\_\_\_\_

REBECCA BOSSEMEYER, County Clerk



EXHIBIT B

**SERVICE AGREEMENT  
AND  
RESOLUTION REGARDING  
THE CONVENTION AND VISITORS BUREAU, AND ITS ACTIVITIES**

This Service Agreement, made and entered into effective as of January 1, 2013, (hereinafter referred to as the “Agreement”) by and between Geary County, Kansas, a political subdivision of the State of Kansas, by and through its Board of County Commissioners (hereinafter “County”); and the Junction City Area Chamber of Commerce (hereinafter “Chamber”), is made pursuant to the authority of K.S.A. 12-2901, et. seq.; this Service Agreement is entered into in connection with, and as a part of that Master Agreement, to-wit: Exhibit B, to be entered into by the County, the Chamber, the City of Junction City, and as approved by the Attorney General of the State of Kansas;

**WHEREAS**, K.S.A. 12-2901 provides that “municipalities,” i.e. cities and counties, may contract with each other to perform any governmental service, activity or undertaking which each contracting municipality is authorized by law to perform and may each or jointly contract with a private agency to do the same, and Geary County, Kansas, as a municipality and/or as a public agency, has expressed a desire through the exercise of its police powers to provide for the encouragement, promotion and development of conventions and tourism to further the economic development of Junction City and Geary County, by contracting for such services with the Chamber:

**NOW, THEREFORE**, in consideration of the purposes, the mutual convenience, and the public welfare, **BE IT HEREBY ORDAINED, RESOLVED AND AGREED** as follows:

1. **Acknowledgments.** The parties acknowledge that the County, by the promulgation of appropriate legislation pursuant to the authority of K.S.A. 12-1692, et. seq., has established a convention and visitors bureau (hereinafter “CVB”) and the “Convention and Tourism Committee” (hereinafter “advisory committee”) to make recommendations for the promotion of conventions and tourism, and has levied a statutorily authorized transient guest tax, from which the operations of its CVB are funded, and its expenditures are paid. The parties further acknowledge that the employees of the CVB are county employees and currently perform their duties under the supervision of the appointed executive director, subject to the approval of the advisory committee and the Board of County Commissioners.

2. **Purpose.** The purpose of this Agreement is to establish a format for the implementation of a program(s) to encourage, promote, and solicit tourism and conventions within Geary County, Kansas; to that end, the parties hereto agree to establish a “Conventions and Tourism Program”, subject to the acknowledgments and terms and conditions stated herein:

- a. **Convention and Tourism Promotion Program.** The County hereby engages and retains Chamber to manage and operate a “Conventions and Tourism Promotion Program”, and to render the services hereinafter contemplated, and Chamber hereby agrees to accept such engagement and to discharge its duties in accordance with the terms and conditions stated in the attachment to this Agreement;
- b. **Relationship of the Parties.** Chamber is engaged and retained as an independent contractor and not as an officer, agent or employee of the County;

- c. **Purpose of Convention and Tourism Promotion Program.** The “Convention and Tourism Promotion Programs” to be provided by Chamber shall encourage, promote and solicit tourism and conventions for Geary County according to an annual program attachment, to include a plan of work;
- d. **Program Recommendations.** The County has appointed an advisory committee which shall recommend to the Chamber programs of service and make recommendations for the expenditure of funds received from the “Hotel and Motel Transient Guest Tax”; as set forth in the Master Agreement, appropriate consideration shall continue to be given by the Chamber to the recommendations of the advisory committee in carrying out this agreement;

3. **Duration and Termination.** The duration of this Agreement shall begin on the “Effective Date”, as defined in Section 13 herein, and shall continue in effect until December 31, 2013, subject to the appropriation of the funds as agreed upon herein, and thereafter will automatically renew for successive additional one (1) year terms. Any party may terminate this Agreement by written notice to the other parties. If such notice of termination is exercised, the notice shall be given prior to July 1 of a calendar year, to be effective January 1 of the following calendar year. Notwithstanding any language set forth herein, it is specifically understood and agreed that any obligation to make financial contributions or payments under this Agreement is contingent upon funds which may be generated, appropriated, and budgeted for such purposes, and which may be subject to the limitations of K.S.A. 10-1101, et seq., “the cash basis law”,

unless otherwise specifically authorized as an exception thereto. Any intention to terminate this agreement must be made in writing and directed to all parties as set out in Section 12.

4. **CVB Staff.** The Conventions/Visitors Division of the Chamber shall be directed by Chamber staff who shall devote their time primarily to the promotion and solicitation of tourism and conventions for the County, and the County shall contribute to such staff the services of the current executive director and the current employees of the CVB, who shall remain as “County” employees for compensation and benefit purposes only, but who shall perform their duties under the supervision and exclusive direction of the Chamber and its “President”, subject to the rules and/or regulations and/or personnel policies enacted by the Junction City Area Chamber of Commerce.

It is the mutual goal of the parties hereto that the CVB Director and all CVB staff become exclusively employed by the Chamber (to include compensation and benefits) by January 1, 2013; provided, however, that the Chamber can and will provide benefits to those individuals which are equal to or better than those benefits which said employees currently enjoy. In the event that reasonably comparable benefits are not provided to those individuals, this issue will be reviewed annually until such point in time that those comparable benefits recited herein can be and are provided.

In the event any future CVB Executive Director or CVB Staff not referenced above are hired in addition to or in replacement of such current “County” employees, the parties agree such employees shall not be “County” employees, but rather, they will be exclusively Chamber employees whose benefits will be included in applicable proposed budgets.

5. **Financial Matters and Funding.** All funds received from the County shall be expended for the purposes stated hereinabove and to that end, to finance the operation of the same, the County agrees to fund its contribution to this agreement by paying the salaries and benefits of the CVB executive director and the CVB employees, and the CVB “Bond Payment,” in the amount of \$266,184.00, and by contributing to the Chamber’s budget for operational expenses the amount of \$211,349.00; the funds for the marketing portion of said budget shall be retained by the County and shall be distributed upon the submission to and approval of monthly vouchers by the Board of County Commissioners.

- a. **Budget.** By June 1 of each year, Chamber shall submit to the County a proposed operating budget for the Conventions and Tourism Division for the next operating year, and this budget shall be approved by the County during the annual budgetary process;
- b. **Projected Income.** Said budget shall reflect expected contributions from the County’s Transient Guest Tax, proceeds from the sale of program sponsorships and advertising, cash donations for certain events, and projected income from fees and activities; the County shall review the proposed budget and advise the Chamber of its response and any proposed changes. The Chamber shall then return a final budget for approval by the County in order to facilitate the overall budget for the County prior to final adoption;
- c. **Projected Expenditures.** The proposed budget also shall reflect projected expenditures to be made by Chamber for convention and tourism

programs, and the requested contribution from the County for a reasonable pro-rata share of the Chamber's operating funds, including without limitation, chief executive officer salary and benefits, office space, equipment, supplies, reserves and utilities. This contribution shall be separate and apart from the salary and benefits paid by the County for the CVB executive director and CVB employees, who shall remain "County" employees as set forth in Section 4 above;

- d. **Allocation of Surplus/Deficit.** All related program income, and any program surplus or deficit accumulating after December 31 of each year shall be accounted for by the Chamber's Conventions and Visitors Business Division, and considered in determining the budget for the next operating year;
- e. **Disbursements and Allocations of Funds.** To partially fund the Chamber's Conventions and Tourism Division, as per the proposed budget, the County and Chamber intend that the County shall make disbursements to the Chamber of funds generated by the proceeds of the Transient Guest Tax received by the County. These disbursements shall occur within thirty (30) days after the County receives its quarterly disbursement of such tax revenue from the State of Kansas;
- f. **Inspection of Books and Records.** The County, upon reasonable notice to Chamber, retains the right to inspect all books and records of Chamber involving its use of Hotel and Motel Transient Guest Tax funds received

under this Agreement. Chamber shall provide a copy of its annual audit, and a detailed written annual performance, in duplicate, to the County Clerk's Office.

- g. **Insurance.** Except as set forth in Section 6, below, for purposes of insuring the CVB and the County, the Chamber agrees to fund and maintain general and public liability, casualty and errors and omissions insurance.

6. **Personal Property.**

- a. **Existing Personal Property.** All personal property owned by the County and used by the CVB prior to execution of this Agreement shall remain the property of the County; provided, however, that the parties understand and agree that such personal property, other than motor vehicles, may be utilized for purposes other than strictly CVB-related. The County hereby agrees to lease such equipment to the Chamber for a nominal amount so as to retain ownership of such personal property while providing for the continued usage of the same by Chamber staff. The County shall provide an inventory of personal property. The County will either insure such personal property on the same basis it did before entering into this Agreement or it will provide in its annual funding to the Chamber the funds necessary for the Chamber to insure such personal property in a comparable manner.

- b. **Future Personal Property.** All personal property purchased with the funds budgeted pursuant to and after entering into this agreement shall become the property of the Chamber. Any capital improvements or additions not included in the previously approved budget must first be approved by the Board of Directors' County representative, after consultation with his or her governing body, such approval not to be unreasonably withheld. An inventory of all equipment purchased by the Chamber will be provided to the County Clerk. Should any party hereto withdraw from this Service Agreement upon proper notice or should the Chamber cease to perform the statutory objectives which form the basis of this Service Agreement, and dissolution subsequently occur, then upon that event all property purchased with funds from the County's transient guest tax shall revert to the CVB, in accordance with the inventory kept by the Chamber.

7. **Amendments.** This Agreement may be amended in any or all respects, but only by the written agreement of the parties hereto authorized by action of the governing bodies of the parties hereto. Any amendments must be approved by resolution of each governing body and executed by appropriate officials thereof.

8. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective representatives, successors and agents, subject only to limitations imposed herein, or by operation of law; the parties hereto stipulate that each has received a copy of this Service Agreement.



9. **Applicable Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Kansas, and the venue of any action to enforce this Agreement, or any dispute thereof, shall be in the District Court of Geary County, Kansas. The operations of the parties hereto, and their agencies, or any activities in furtherance of the purposes of this Service Agreement shall be subject to the Kansas Open Meetings and Open Records Acts.

10. **Prior Agreements.** Incorporated by reference into the Master Agreement as Exhibit B, this Agreement constitutes the entire understanding and agreement between the parties hereto with respect to the subject matter of this specific Service Agreement and supersedes any and all prior agreements, negotiations and discussions pertaining thereto.

11. **Severance.** Should any part of this Agreement be declared invalid for any reason, such determination or finding shall not impair the validity or enforceability of any other section herein.

12. **Notices.** Any notice, request, demand or other communication required by this Agreement shall be in writing and shall be deemed duly given if personally delivered or if mailed, certified or registered mail, return receipt requested, postage prepaid, to the appropriate recipient thereof at the following addresses:

Board of County Commissioners  
Geary County, Kansas  
Geary County Office Building  
200 East 8<sup>th</sup> Street  
Junction City, KS 66441  
Attn: County Clerk  
785-238-3912

President/CEO  
Junction City Area Chamber of Commerce  
701 North Jefferson Street  
Junction City, KS 66441  
785-762-2632

13. **Effective Date.** This Agreement shall be effective upon its execution by the Board of County Commissioners and the Chamber's duly authorized representatives(s); the signing of the Master Agreement referenced above and the incorporated agreements involving the EDC and the MAC by the County, the City of Junction City, and the Chamber, and the approval of said Master Agreement and incorporated agreements by the Attorney General of the State of Kansas, because the Master Agreement is of the kind contemplated in K.S. A. 12-2901, rather than K.S.A. 12-2908. By affixing their signatures hereto, the parties to this Agreement aver that the appropriate action has been taken to approve this Agreement, subject to the approval of the Attorney General.

For Geary County this \_\_\_\_\_ day of December, 2012.

**THE BOARD OF COUNTY COMMISSIONERS OF GEARY COUNTY, KANSAS**

\_\_\_\_\_  
**LARRY HICKS, Chairperson**

\_\_\_\_\_  
**FLORENCE WHITEBREAD, Commissioner**

\_\_\_\_\_  
**BEN BENNETT, Commissioner**

ATTEST:

\_\_\_\_\_  
**REBECCA BOSSEMEYER, County Clerk**

For the Junction City Area Chamber of Commerce this \_\_\_\_\_ day of December, 2012

\_\_\_\_\_  
Judd Liebau, Chairman

EXHIBIT C  
**MILITARY AFFAIRS SERVICES AGREEMENT**

This Military Affairs Services Agreement is made effective as of January 1, 2013, by and between the City of Junction City, Kansas ("City") and Geary County, Kansas ("County") and the Junction City Area Chamber of Commerce ("Chamber").

RECITALS

A. Pursuant to a Master Agreement of even date (the "Master Agreement") among the City, the County and the Chamber, the City and the County wish to engage the Chamber to implement certain military affairs programs currently under the supervision of the Military Affairs Council ("MAC").

B. The Chamber wishes to perform the military affairs services currently performed by the MAC.

C. Funding for these services will be provided by an annual budget authorization.

D. While the City and County desire to continue to determine their level of funding for military affairs services as an annual budget authorization, the City, County and Chamber desire to state their agreement concerning military affairs services and the funding of those programs.

NOW, THEREFORE, in consideration of the reciprocal covenants stated herein, the City and County and Chamber hereby agree as follows:

1. **Military Affairs Services.** The City and County engage and retain Chamber to provide services (the "Military Affairs Services") for promoting the relationship between Fort Riley and the City and the County and to render the Military Affairs Services as hereinafter contemplated. Chamber agrees to accept such engagement and to discharge its duties in accordance with the terms and conditions stated in this Agreement and in the Master Agreement.

2. **Relations of the Parties.** Chamber is engaged and retained as an independent contractor and not as an officer, agent or employee of the City or County.

3. **Purpose of Military Affairs Services Program.** For purposes of this agreement, the proposed Military Affairs Services shall incorporate the following components:

- A. Source of Information between Fort Riley, City and County
- B. Support of Soldiers and their families
- C. Source for Civilian Requests of Military services
- D. Voice of City and County in Relationship with Fort Riley

4. **Chamber Staffing.** Chamber shall provide qualified and competent staff to provide the Military Affairs Services.

5. **Allocation and Disbursements of Funds.** Subject to annual appropriation of the City and County of funds by their respective Governing Bodies, the City and County express their intent to continue to provide an annual budget authorization to be paid through quarterly disbursements from the City and the County to Chamber for performing the Military Affairs Service. Such budget authorization for the calendar year 2013 is as follows:

\$\_\_\_\_\_, to be divided as follows: \$\_\_\_\_\_ from the City; \$\_\_\_\_\_ from the County.

6. **Program Performance Reporting.** Upon the reasonable request of the City or County, but no more frequently than semi-annually, Chamber shall provide a report and presentation to their Governing Bodies regarding Military Affairs Services.

7. **Budgeting, Accounting, Inspection of Books and Records..** The Chamber shall establish a budget for the Military Affairs Services and show the City's and the County's contributions under this Agreement as a revenue source and the applicable expenditures allocated to the Military Affairs Services. Upon the reasonable request of the City or the County, but no more frequently than quarterly, Chamber shall report on the current status of the budget for Military Affairs Services. In addition, Chamber shall supply a copy of its annual audit, in duplicate, to the City Manager's office and to the Geary County Commissioners.

8. **Term of Agreement.** The term of this Agreement shall begin on January 1, 2013 and terminate on December 31, 2013, and thereafter will automatically renew for successive additional one (1) year terms. Any party may terminate this Agreement by written notice to the other parties. If such notice of termination is exercised, the notice shall be given prior to July 1 of a calendar year, to be effective January 1 of the following calendar year.

9. **Default.** If either party fails to comply with any term of this Agreement within 30 days after written notice to so comply has been mailed by the non-defaulting party to the defaulting party, such failure shall be deemed as an immediate breach of this Agreement. In such case, the non-defaulting party may pursue against the defaulting party such remedies as provided by law or in equity, including without limitation, the right to specifically enforce this Agreement.

10. **Authority and Consents.** Each party represents and warrants to the other that each has the right, power, legal capacity, and authority to enter into this Agreement, and to perform its obligations under this Agreement, and no approvals or consents of any other persons are necessary in connection with it. The execution and delivery of this Agreement has been duly authorized by all necessary corporate action on behalf of each party. This Agreement has been duly and validly executed and delivered by each party to the other, and constitutes the legal, valid and binding agreement of each party and is enforceable in accordance with its terms.

11. **Entire Agreement.** This Agreement and the Master Agreement constitute the entire agreement of the parties relating to the subject matter hereof, and no agreements or representations, oral or otherwise, express or implied, with respect to the subject matter hereof

have been made by the parties that are not expressly set forth in this Agreement. This Agreement may be modified or amended only by a separate writing signed by the parties.

12. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be contrary to the law, the remaining provisions of this Agreement shall remain in full force and effect.

13. **Governing Law.** This Agreement shall be governed by the laws of the State of Kansas.

## **JUNCTION CITY AREA CHAMBER OF COMMERCE**

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Judd Liebau, Chair

## **CITY OF JUNCTION CITY, KANSAS**

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PAT LANDES, Mayor

ATTEST:

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TYLER FICKEN, City Clerk

## **THE BOARD OF COUNTY COMMISSIONERS OF GEARY COUNTY, KANSAS**

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LARRY HICKS, Chairperson

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FLORENCE WHITEBREAD, Commissioner

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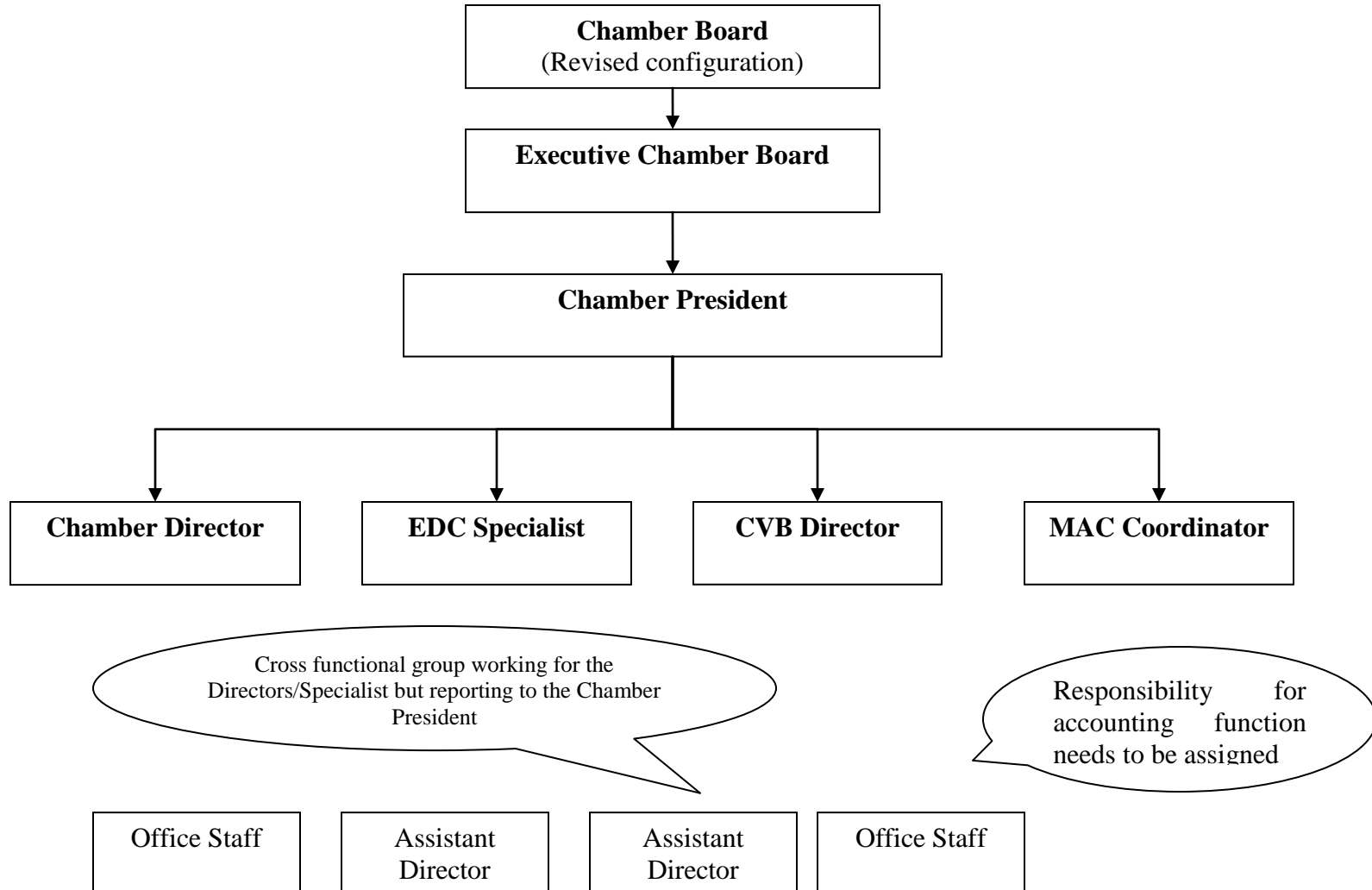
BEN BENNETT, Commissioner

ATTEST:

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REBECCA BOSSEMEYER, County Clerk

EXHIBIT D  
Organization



GENERAL ORDINANCE G-1125  
GEARY COUNTY RESOLUTION \_\_\_\_\_

AN ORDINANCE OF THE CITY OF JUNCTION CITY, KANSAS AND A  
RESOLUTION OF GEARY COUNTY, KANSAS REESTABLISHING THE JOINT  
JUNCTION CITY/GEARY COUNTY ECONOMIC DEVELOPMENT  
COMMISSION

BE IT RESOLVED by the Board of County Commissioners of Geary County, Kansas, being assembled in regular session in the office of the County Commissioners in Junction City, Kansas on the \_\_\_\_\_ day of December, 2012; and

BE IT ORDAINED by the Governing Body of the City of Junction City, Kansas:

Section 1: Sections 110.010 through 110.090 are hereby deleted and replaced with the following

ARTICLE I. ECONOMIC DEVELOPMENT

SECTION 110.010: Economic Development

The City Commission of the City of Junction City, Kansas and the Board of Commissioners of Geary County hereby approve an Amended and Restated Master Agreement ("Master Agreement") and an Economic Development Services Agreement ("Economic Development Services Agreement"), both effective as of January 1, 2013, by and among the City of Junction City, the Geary County and the Junction City Area Chamber of Commerce, a Kansas Non-Profit Corporation (the "Chamber"), pursuant to which the Chamber will have an Economic Development Advisory Committee, appointed by the City, County and the Chamber, and the Chamber will perform certain economic development services for the City and County previously performed the Junction City-Geary County Joint Economic Development Commission, hereinafter referred to as the Prior Joint Board, established pursuant to General Ordinance G-928 approved by the City on August 22, 2002, and Resolution 8-19-02 adopted by the County on August 19, 2002 (the "Prior Joint Action"). The Board of Commissioners of Geary County and the City Commission of the City Junction City hereby confirm as long as the Master Agreement and the Economic Development Services Agreement remain in effect, the economic development activities previously performed by the Prior Joint Board will be performed by the Chamber with the support of the Economic Development Advisory Committee. The City and County also acknowledge and agree that the Prior Joint Board will be reestablished if, for any reason, the Master Agreement and the Economic Development Services Agreement are terminated.

SECTION 110.020: REESTABLISHMENT --QUALIFICATIONS AND NUMBER OF MEMBERS

Only if the Master Agreement and the Economic Development Services Agreement are terminated, at such time there is hereby reestablished the Junction City-Geary County Joint Economic Development Commission, hereinafter referred to as the Reestablished Joint Board.

A. The Reestablished Joint Board shall consist of eleven (11) members appointed as follows:

1. The Mayor of Junction City, Kansas, with the consent of the Commission of the City of Junction City, Kansas, shall appoint a Commissioner of the City of Junction City, Kansas annually. The term of said City Commissioner shall be for one (1) year to commence on May first (1<sup>st</sup>) and expire on April thirtieth (30<sup>th</sup>) of each succeeding year.

2. The Chairman of the Board of County Commissioners, with the consent of the County Commissioners of Geary County, Kansas, shall appoint a Geary County Commissioner for a term of one year to begin the 2<sup>nd</sup> Monday of January each year.

3. The Mayor of Junction City, Kansas, with the consent of the Commission of the City of Junction City, Kansas, shall appoint four (4) additional members with staggered terms of three (3) years.

4. The Chairman of the Board of County Commissioners, with the consent of the County Commissioners of Geary County, Kansas, shall appoint three (3) additional members with staggered terms of three years.

5. The Mayor of the City of Junction City, Kansas, with the consent of the Commission of the City of Junction City and the Chairman of the Board of County Commissioners of Geary County, Kansas, with the consent of the Board of County Commissioners shall jointly appoint the remaining two (2) members for staggered terms of three (3) years.

B. In case of the death, incapacity, resignation or disqualification of any member, the Commission or Board making the appointment shall appoint another member for the unexpired term of such deceased, incapacitated, resigned or disqualified member. The Secretary or Chairman shall report attendance of members for each regularly scheduled and special meeting and any member failing to attend three (3) consecutive regular meetings without an excused absence shall be considered as disqualified hereunder. Any person shall be eligible for appointment by either Governing Body who resides in Geary County. All members, including the Chairman, shall have the right to take part in all discussions and to vote, except that any member who has a conflict of interest in regard to any proposal or matter under consideration by the Reestablished Joint Board shall disqualify himself/herself from the discussion and from voting. Members of the Reestablished Joint Board shall serve without compensation but may be reimbursed for expenses actually incurred in the performance of their duties.



## SECTION 110.030: ORGANIZATION AND MEETINGS

The Reestablished Joint Board shall convene for its first (1<sup>st</sup>) meeting at such time and place as shall be fixed by the Mayor of Junction City, Kansas, and the Chairman of the Board of County Commissioners, and shall thereupon move to elect officers, adopt by-laws and fix and determine times and places of future meetings. Said Reestablished Joint Board shall elect one (1) member as Chairman and one (1) member as Vice-Chairman for terms of one (1) year and/or until their successors have been elected and qualified. Special meetings of the Reestablished Joint Board may be called by the Chairman, or, in his/her absence, by the Vice-Chairman. A quorum of the Reestablished Joint Board shall consist of a simple majority of members. The Reestablished Joint Board shall designate a Secretary who need not be a member of the Reestablished Joint Board. The Secretary shall cause a proper record to be kept of all of the proceedings of the Reestablished Joint Board. The Secretary may be an officer or employee of the City of Junction City.

## SECTION 110-040: POWERS--DUTIES AND GENERAL PURPOSES

It shall be the duty and function of the Reestablished Joint Board to study, investigate and promote industrial development within Geary County, Kansas under the laws of the State of Kansas, and recommend the necessary expenditures and actions to accomplish these purposes.

## SECTION 110.050: FINANCING ECONOMIC DEVELOPMENT

A. In order to promote economic development in the City and County, and to fund the economic development services activities which the Chamber will perform for the City and County pursuant to the Economic Development Services Agreement, or, if the Economic Development Services Agreement terminates, the activities of the Reestablished Joint Board, the Commission of the City of Junction City, Kansas, shall, subject to cash basis law and annual appropriation, levy a tax of one (1) mill upon the taxable tangible property within the City of Junction City, Kansas, as authorized by the Kansas Statutes and as previously approved by the electorate of the City of Junction City, Kansas. The City expresses its intent, on an annual basis, subject to cash basis law and annual appropriation, to allocate a portion of such tax to fund activities of the Chamber Economic Development Advisory Committee pursuant to the Economic Development Services Agreement, or, if the Economic Development Services Agreement terminates, the activities of the Reestablished Joint Board. The City reserves the right to retain and allocate a portion of such tax to fund an economic development fund of the City to be used for such purposes as may be approved by the Commission of the City of Junction City from time to time.

B. The Board of County Commissioners of Geary County, Kansas, shall, subject to cash basis law and annual appropriation, provide the amount that equals one-half (1/2) mill in accordance with K.S.A. 19-4102, as amended. The County expresses its intent, on an annual basis, subject to cash basis law and annual appropriation, to allocate a portion of such tax to fund activities of the Chamber Economic Development Advisory Committee pursuant to the Economic Development Services Agreement, or, if the Economic Development Services Agreement terminates, the activities of the Reestablished Joint Board. The County reserves the

right to retain and allocate a portion of such tax to fund an economic development fund of the County to be used for such purposes as may be approved by the Board of County Commissioners from time to time.

C. If a tax is levied by the Board of County Commissioners pursuant to K.S.A. 19-4102, as amended, and such action is subjected to a vote of the qualified electors of Geary County, said vote nullifying the action of the Board of County Commissioners, then the obligation of Geary County under this Resolution shall be terminated.

D. If the Economic Development Services Agreement terminates, and the Reestablished Joint Board becomes effective, the City Treasurer of the City of Junction City, Kansas, is hereby designated as the custodian and disbursing agent for the expenditures of funds and shall disburse said funds upon recommendation of the Reestablished Joint Board and authorization of the Commission of the City of Junction City, Kansas. The Board of County Commissioners shall direct the County Treasurer to pay over the share of Geary County, as herein prescribed, directly to the City Treasurer of Junction City, Kansas.

E. If revenues provided above from the City and County and projected year end cash balance do not equal the annual budget for the economic development activities approved jointly by the City and County Commissions, the City will provide 60% of the additional funding and Geary County will provide 40% of the funding, if available from funds budgeted in accordance with Kansas “cash basis law”, to-wit K.S.A. 10-1116 et seq.

#### SECTION 110.060: EFFECTIVE DATE

This Joint Resolution and Article shall constitute an agreement between the City of Junction City, Kansas, and Geary County, Kansas, and shall also constitute a Resolution of the Board of County Commissioners and an Ordinance of the City of Junction City, Kansas, and shall be effective upon its passage and adoption by the Board of County Commissioners of Geary County, Kansas, and the Commission of Junction City, Kansas, acting separately and after its publication once as provided by law in the official City newspaper of Junction City, Kansas and in the official County newspaper of Geary County, Kansas. A fully executed and attested copy shall be filed with the County Clerk of Geary County, Kansas, and the City Clerk of Junction City, Kansas.

#### SECTION 110.070: SAVINGS CLAUSE

If this Joint Resolution and Article or any part thereof shall be held or determined to be unconstitutional, illegal, ultra vires, or void, the same shall not be held or construed to change or annul any provision hereof which may be legal or lawful, and in event this Joint Resolution and Article, or any part thereof, shall be held unconstitutional, illegal, ultra vires, or void, the same shall not affect any action heretofore taken by the Reestablished Joint Board as heretofore established and constituted.

SECTION 110.080: TERMINATION

Either of the Governing Bodies may cancel or terminate this agreement by written notice to the other Governing Body. If such notice of termination is exercised, the notice shall be given prior to July first (1<sup>st</sup>) of the year, to be effective at the end of the current budget year.

SECTION 110.090: CHAIRMAN MAY CALL UPON EMPLOYEES AND OFFICIALS

The Chairman of the Reestablished Joint Board may call upon any employee or official of the City of Junction City, Kansas, or Geary County, Kansas, for their advice and assistance in carrying out the terms of this Article and Resolution.

SECTION 3: Ordinance G-928 is hereby repealed.

SECTION 4: County Resolution 8-19-02 is hereby repealed.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF GEARY COUNTY this \_\_\_\_\_ day of December, 2012, after due consideration of all members being present and voting as follows:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

ATTEST:

\_\_\_\_\_  
Rebecca Bossemeyer  
County Clerk

PASSED AND ADOPTED BY THE GOVERNING BODY OF THE CITY OF JUNCTION  
CITY, KANSAS, THIS \_\_\_\_\_ DAY OF DECEMBER, 2012

\_\_\_\_\_  
Pat Landes, Mayor

ATTEST:

\_\_\_\_\_  
Tyler Ficken  
City Clerk

**Backup material for agenda item:**

- a. Consideration of sale of 617 North Washington as well as approval of Resolutions declaring appropriate authority and blighted nature of the building.

## **Junction City Commission Agenda Memo**

**Meeting Date:** December 18, 2012

**From:** Gerry Vernon, City Manager

**To:** City Commissioners

**Subject:** Sale of Property, 617 N. Washington Street to local business; Resolution Certifying Legal Authority; and Resolution Declaring Building Blighted

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**Objective:** Negotiation of the sale of property, 617 N. Washington to Gatherings on the Prairie a local business owned by Mr. Dudley and Mr. Munson. If the sale of property is agreed upon, then adoption of Resolution No 2681 and Resolution No 2682 is requested for the submission of application for a Community Development Block Grant.

**Explanation of Issue:** Gatherings on the Prairie, a local business located at 615 N. Washington Street (next door) wishes to expand their business and is seeking the purchase of 617 N. Washington to accomplish this expansion rather than relocation.

The City of Junction City purchased 617 N. Washington Street in 2007 for \$35,555.26 and subsequently repaired the roof at a cost of \$12,482 to stabilize the deterioration of the building. Attached is a copy of the property value listed at \$59,650. The building has been vacant since its acquisition.

Preliminary cost estimates to get the building inhabitable and in a usable condition run from \$250,000 to \$450,000. The Chamber plans to apply for a CDBG to aid the potential owners to funds its rehabilitation. To keep the project financially feasible, staff recommends gifting the building or selling for a very low amount as well as possibly expending up to \$10,000.00 for mold remediation and building clean up so that the building is safe to work on. City staff and possibly Ben Kitchens will be available to detail the condition of the building.

**Budget Impact:** The budget for the sale of fixed assets is \$150,000 and to date have received \$35,430.

**Recommendation:** We recommend the sale of property at 617 N. Washington to Gatherings on the Prairie. Given the dilapidated nature of the building, staff would recommend the sale price at one dollar and include \$10,000.00 for remediation of the building's interior.

**Alternatives:** The City Commission may approve, modify, disapprove, or table the request.

Frist Action: I, \_\_\_\_\_, move the sale of 617 N. Washington to Gatherings on the Prairie for \$\_\_\_\_\_. Seconded by \_\_\_\_\_.

Second Action: I, \_\_\_\_\_, move to adopted Resolution No. \_\_\_\_ certifying legal authority to apply for the 2013 Kansas Small Cities Community Development Block Grant Program. Seconded by \_\_\_\_\_.

Third Action: I, \_\_\_\_\_, move to adopted Resolution No. \_\_\_\_ declaring 617 N. Washington Street building blighted with respect to the Kansas Small Cities Community Development Block Grant Program.

**Enclosures:** Geary County Summary of Property (including appraised value)  
Letter on Condition of Building from Mark Karmann  
Letter from Deem & Deem with Preliminary Cost of Renovation  
CDBG Downtown Commercial Rehabilitation Program Guidelines and Application  
Kansas Statutes – Urban Renewal Law

**THE CITY OF JUNCTION CITY, KANSAS**

**RESOLUTION NO. 2681**

**RESOLUTION CERTIFYING LEGAL AUTHORITY TO APPLY FOR THE 2012  
KANSAS SMALL CITIES COMMUNITY DEVELOPMENT GLOCK GRANT  
PROGRAM  
FROM THE KANSAS DEPARTMENT OF COMMERCE AND AUTHORIZING THE  
MAYOR TO SIGN AND SUBMIT SUCH AN APPLICATION**

WHEREAS, the City of Junction City, Kansas, is a legal governmental entity as provided by the laws of the STATE OF KANSAS, and

WHEREAS, the City of Junction City, Kansas, intends to submit an application for assistance from the 2012 COMMUNITY DEVELOPMENT GLOCK GRANT PROGRAM.

THE APPLICANT hereby certifies that the City of Junction, Kansas, is a legal governmental entity under the status of the laws of the STATE OF KANSAS and thereby has the authority to apply for assistance from the 2012 KANSAS SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

THE APPLICANT hereby authorizes the MAYOR of Junction City, Kansas, to act as the applicant's official representative in signing and submitting an application for the assistance to the 2013 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

THE APPLICANT hereby dedicates \$\_\_\_\_\_ in cash funds toward this project and \$\_\_\_\_\_ In in-kind material and/or labor for same.

APPROVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS, this 18<sup>th</sup> day of December, 2013.

APPROVED

\_\_\_\_\_  
MAYOR

ATTEST \_\_\_\_\_  
City Clerk

(SEAL)

THE CITY OF JUNCTION CITY, KANSAS



CITY OF JUNCTION CITY, KANSAS

RESOLUTION NO. 2682

**A RESOLUTION DECLARING A BUILDING BLIGHTED WITH  
RESPECT TO THE KANSAS SMALL CITIES  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

WHEREAS, Congress recognized the prevention and elimination of slum and blight as a national objective under the Housing and Community Development Act of 1974; and

WHEREAS, The State of Kansas in its Urban Renewal Law of 1955 declared that the prevention and elimination of slums and blight is a matter of state policy and concern; and

WHEREAS, The City of Junction City wishes to stabilize and improve the economic viability of the downtown commercial district by encouraging private property owners to make improvements on existing blighted buildings; and

WHEREAS, 617 N. Washington is located within a Neighborhood Revitalization Program adopted on \_\_\_\_\_ which encourages the redevelopment of blighted structures;

WHEREAS, The Kansas Department of Commerce has grant funds available through the CDBG Program to assist property owners in addressing deficiencies on blighted buildings in cooperation with the municipality; and

WHEREAS, Rick Munson & Rob Dudley, the owners of the building located at 617 N. Washington in the City of Junction City wishes to participate in the program.

NOW, THEREFORE, BE IT RESOLVED THAT: The Governing Body of the City of Junction City, Kansas hereby declares that the above mentioned building is a blighted structure under the Kansas Urban Renewal Law and that it has the following conditions of blight, decay or environmental contamination:

Water damage over a period of several years has damaged ceilings, walls, and floors. Electrical wiring, plumbing, heat and air system do not meet current code, therefore, all new systems must be installed. Mold and asbestos remediation will be necessary throughout the building. Second floor and basement, if utilized as public space, does not meet ADA standards. Bathroom and building entry are also do not meet ADA standards.

and, FURTHERMORE these conditions are detrimental to the public health and safety.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS  
THIS 18<sup>TH</sup> DAY OF DECEMBER 2012.

\_\_\_\_\_  
Pat Landes, Mayor

ATTEST:

\_\_\_\_\_  
Tyler Ficken, City Clerk

(SEAL)

## **Condemnation of Land for Municipal Purposes:**

**Case No. 06-CV-135**

**George Marcus Appraiser:**

### **Definition of Problem:**

Regarding my notice as being appointed one of three appraisers to assess and appraise the compensation and assessment for damages surrounding this case, I performed an on site inspection and evaluation of the property known as 617 N. Washington ( Legal Description Lot 10 Block # 27 Plat of Junction City) on January 26, 2007 at approximately 11:00.

Those present during the physical inspection were Larry Riffel, Michael Gillespie, Hannibal Hayes and I George Marcus.

We performed an on site evaluation of the property for approximately one hour.

The appraiser's problem is to first find and evaluate comparable sales, within one calendar year, with similar construction techniques and amenities as well as similar chronological ages.

Once the appraiser established those criteria the appraiser's problem was to exercise a reconciliation knowing the physical condition of the comparable properties at the time of sale as compared to the subject properties current condition.

Since the appraiser was able to find similar properties, close in proximity, sold within the last calendar year, the initial evaluation assumes all things equal and then adjustments are made to the subjects base value established, considering the remediation efforts necessary just to make the subject property at a minimum structurally sound as well as safe considering health and environmental concerns.

For Comparative purposes I used the following properties:

| <b>Address</b>           | <b>Sq.Ft.</b> | <b>Date Sold</b> | <b>Sales.Price</b>   | <b>Price.Sq.Ft.</b>  |
|--------------------------|---------------|------------------|----------------------|----------------------|
| 129 W. 7 <sup>th</sup> . | 6254          | April 2006       | \$ 165,000.00        | \$ 26.38/sq.ft.      |
| 710 N. Washington        | 5564          | March 2006       | \$ 60,000.00         | \$ 10.78/sq.ft.      |
| <b>Total Footage</b>     | <b>11818</b>  |                  | <b>\$ 225,000.00</b> | <b>\$ 19.04 Avg.</b> |

For simplicity the appraiser has used a simple average sales price per square foot assuming that all properties were equal on the outset. Please note however in no case did either property listed above have environmental issues or structural deficiencies which would have precluded them from being utilized and occupied, in compliance with city code, in short order.

Given an average sales price of \$ 19.04/sq.ft. We assume a base value for the subject property (617 N. Washington) of \$ 158,755.52 (8338sq.ft. X \$ 19.04).

|  |                      |
|--|----------------------|
| <b>Base Value considering building ready for occupancy</b> | <b>\$ 158,755.00</b> |
|--|----------------------|

Less:

|  |             |
|--|-------------|
| Remediation for Mold Removal (8338 X \$ 6/sq.ft) | (50,028.00) |
| Restore Structural Integrity (5588 X 6.26)       | (35,000.00) |
| Roof Repair (1804 X \$ 13.86)                    | (25,000.00) |
| Electrical Code Compliance                       | (10,000.00) |
| Plumbing and Gas Code Compliance                 | (6,000.00)  |
| Heat and Air Conditioning                        | (20,000.00) |

|                       |                    |
|-----------------------|--------------------|
| <b>Adjusted Value</b> | <b>\$ 6,727.00</b> |
|-----------------------|--------------------|

All adjustments above place the building only back to being a hollow shell with no provisions made for occupancy.

Quite simply the building is in such a state of disrepair any attempts by a potential owner will most probably result in the total cost to repair and occupy will be in excess of any potential real market valuations.

Respectfully Submitted

George Marcus.

# **2013 DOWNTOWN COMMERCIAL REHABILITATION APPLICATION TABLE OF CONTENTS**

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## APPLICATION INSTRUCTIONS

### General Purpose

The purpose of the program is to help cities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. It is hoped that a strategic investment of grant funds in a key building would prevent the spread of blighted conditions to other nearby structures. Also, it would encourage other property owners to make improvements to their buildings, thus starting to reverse the cycle of blight, deferred maintenance and disinvestment.

### Application Submittal and Deadline

There will be two application deadlines for the 2013 program: February 1 and August 1. In order to receive consideration, the applications must be postmarked on or before the application deadline. **The applicant must submit one original and four complete copies.**

Applications should be submitted to the following address:

Kansas Department of Commerce  
Business and Community Development Division  
Kansas Small Cities CDBG Program  
1000 SW Jackson, Suite 100  
Topeka, KS 66612-1354

### Application Summary Form Instructions

1. Applicant - The name and complete address of applicant, including name of chief elected official.
2. Sub-recipient - Include all the requested information on the property owner undertaking the project.
3. Application Preparer - The name, street address, city, telephone and fax number.
4. Project Type - Only one of the two possible activities should be marked.
5. Citizen Participation - See Commercial Rehabilitation Program Guidelines.
6. Project Description - The project should be described in as much detail as space allows.
7. Proposed Funding - Include the funds related to the renovation project, not the operating businesses.
8. Self-explanatory
9. Self-explanatory

### Application Narratives

- A. Community Needs - Discuss community needs and how these needs were determined. Also, discuss what actions the community has undertaken to address these needs. This narrative should include such items as water, sewer, streets, housing, parks, recreation and community buildings.

- B. Efforts of the Community to Revitalize Downtown Commercial District - Discuss past and present actions of local government, private organizations, and individual property owners to revitalize the commercial district.
- C. Scope of Work on Building and its Impact on Commercial District - Provide detailed information on the scope of work on the building and how it relates to conditions that are detrimental to public health and safety. Also, indicate how improvements relate to correction of code violations. Discuss how this building will positively impact nearby structures and the rest of the commercial district.
- D. Financial Capacity and Business Experience of Owner/Operator - Discuss the business and professional experience of the property owner, and the business operator if it is a different party. Also provide information on how the property owner is financing the matching funds to rehabilitate the building. Also, how will the working capital and equipment needs of the business venture be funded?
- E. Readiness to Proceed with Project - Provide information on the City's and the private parties' readiness to proceed. This could include such things as pre-selection of grant administrator, cost estimates on building, ownership or option on building, and status of the environmental review. Provide a detailed timeline for the rehabilitation project and the operation of the new business.

#### **Other Attachments**

- F. Business Plan(s) - A separate business plan for each business that will occupy the renovated building.
- G. Commitment Letter(s) - The property owner and the business operators should submit separate letters indicating their commitment to the project and how they will obtain the funds needed to implement their commitment. If funds are coming from an external source, a letter from the lender should also be included.
- H. Signed Cost Estimate - An estimate from a licensed architect should be included with the application.
- I. Photo Documentation - Exterior and interior photographs of the building should be provided.
- J. Map - A map of the commercial district with the location of the building marked on it should be provided.
- K. Purchase Option (if applicable) - If the party that will undertake the renovations and then own the property has not yet acquired it, a purchase option is required.
- L. Historic Preservation documentation (if applicable) - If this is an historic preservation project, documentation of its historic status must be provided.

## Application Checklist for Downtown Commercial Rehabilitation

Applications must be submitted in the following order:

- \_\_\_\_\_ Application Summary
- \_\_\_\_\_ Affidavit of Publication
- \_\_\_\_\_ Statement of Assurances
- \_\_\_\_\_ Project Budget Form
- \_\_\_\_\_ Application Narratives:
  - \_\_\_\_\_ A. Community Needs
  - \_\_\_\_\_ B. Community Efforts to Revitalize Downtown Commercial District
  - \_\_\_\_\_ C. Scope of Rehabilitation Work on Building and its Impact on Commercial District
  - \_\_\_\_\_ D. Financial Capacity and Business Experience of Owner/Operator
  - \_\_\_\_\_ E. Readiness to Proceed with Project
- \_\_\_\_\_ Business Plans
- \_\_\_\_\_ Commitment Letters
- \_\_\_\_\_ Signed Cost Estimate
- \_\_\_\_\_ Photos
- \_\_\_\_\_ Maps
- \_\_\_\_\_ Purchase Option, if applicable
- \_\_\_\_\_ N/A Historic Preservation documentation, if applicable
- \_\_\_\_\_ Resolution Certifying Legal Authority
- \_\_\_\_\_ Resolution for Slum and Blight Declaration
- \_\_\_\_\_ Residential Anti-Displacement and Relocation Assistance Plan
- \_\_\_\_\_ Disclosure Report
- \_\_\_\_\_ Beneficiary Data

**Kansas Small Cities Program  
Community Development Block Grant  
2013 Downtown Commercial Rehabilitation  
Application Summary**

**FOR COMMERCE USE ONLY**

Date Received: \_\_\_\_\_

**1. APPLICANT NAME (CITY)**

Name: City of Junction City  
 Address: 700 N Jefferson  
 City, Zip: Junction City 66441  
 County: Geary  
 Telephone: 785-238-3103  
 Fax: \_\_\_\_\_  
 Chief Elected Official:  
Mayor Pat Landes  
 Population: \_\_\_\_\_

**2. SUB RECIPIENT (PROPERTY OWNER)**

Name (entity): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Chief Official of Sub Recipient:  
 \_\_\_\_\_

**3. APPLICATION PREPARER**

Name: Junction City Area Chamber of Commerce  
 Address: 222 W Sixth St  
 City, Zip: Junction City 66441  
 Telephone: 785-762-2632  
 Fax: \_\_\_\_\_  
 E-mail Address: susan.jagerson@junctioncitychambe

**4. PROJECT TYPE (MARK ONE)**

☒ Commercial Rehabilitation  
☐ Historic Preservation

**5. CITIZEN PARTICIPATION**

Date of Public Hearing: \_\_\_\_\_  
 Publication In: \_\_\_\_\_  
 Date of Publication: \_\_\_\_\_

✓ Affidavit of publication must be attached

**6. PROJECT DESCRIPTION OF PROPOSED ACTIVITIES**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. PROPOSED FUNDING**

CDBG funds requested in this application: . . . . . \$ \_\_\_\_\_

Funds to be supplied by other sources: ✓ A resolution or documentation of Commitment of Funds must be attached

| Source   | Contact Person | Telephone | Amount   |
|--|----------------|-----------|----------|
| a) _____   | _____          | ( ) _____ | \$ _____ |
| b) _____   | _____          | ( ) _____ | \$ _____ |
| c) Total funds supplied by other sources . . . . . |                |           | \$ _____ |
| d) Total project funding. . . . .                  |                |           | \$ _____ |

**8. STATE REPRESENTATIVE**

(Name): \_\_\_\_\_  
 (District #): \_\_\_\_\_  
**STATE SENATOR**  
 (Name): \_\_\_\_\_  
 (District #): \_\_\_\_\_

**U.S. REPRESENTATIVE**

(Name): \_\_\_\_\_  
 (District #): \_\_\_\_\_



9. PROGRAM ADMINISTRATION

List previous CDBG projects and percent of completion:

|     | Year | Project Type | Percent Complete |
|-----|------|--------------|------------------|
| (a) |      |              |                  |
| (b) |      |              |                  |
| (c) |      |              |                  |
| (d) |      |              |                  |

The applicant certifies that the information contained in the Application Summary is true and correct and the document has been duly authorized by the governing body. The applicant agrees that, if approved, this with the attached Certifications will become a part of the agreement for activities and services authorized under the Housing and Community Development Act of 1974, as amended.

Typed Name and Title of Chief Elected Official:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Typed Name: \_\_\_\_\_ Title: \_\_\_\_\_

## STATEMENT OF ASSURANCES AND CERTIFICATIONS

---

The applicant hereby assures and certifies with respect to the grant that:

- (1) It possesses legal authority to make a grant submission and to execute a community development and housing program.
- (2) Its governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the person identified as the official representative of the grantee to submit the final statement, all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the final statement and to provide such additional information as may be required.
- (3) Prior to submission of its application to Commerce, the grantee has met the citizen participation requirements, prepared its application of community development objectives and projected use of funds, and made the application available to the public, as required by Section 104(a)(2) of the Housing and Community Development Act of 1974, as amended, and implemented at 24 CFR 570.486.
- (4) It has developed its final statement (application) of projected use of funds so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight; the final statement (application) of projected use of funds may also include activities that the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
- (5) Its chief executive officer or other officer of the grantee approved by Commerce:
  - (a) Consents to assume the status of a responsible federal official under the National Environmental Policy Act of 1969 and other provisions of federal law as specified in 24 CFR 58.1(a);
  - (b) Is authorized and consents on behalf of the grantee and himself/herself to accept the jurisdiction of the federal courts for the purpose of enforcement of his/her responsibilities as such an official; and
- (6) The grant will be conducted and administered in compliance with the following federal and state regulations (see Appendix A: Applicable Laws and Regulations):

- (a) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and implementing regulations issued at 24 CFR Part 1;
- (b) Fair Housing Amendments Act of 1988, as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services;
- (c) Section 109 of the Housing and Community Development Act of 1974, as amended; and the regulations issued pursuant thereto (24 CFR Section 570.602);
- (d) Section 3 of the Housing and Urban Development Act of 1968, as amended; and implementing regulations at 24 CFR Part 135;
- (e) Executive Order 11246, as amended by Executive Orders 11375 and 12086 and implementing regulations issued at 41 CFR Chapter 60;
- (f) Executive Order 11063, as amended by Executive Order 12259 and implementing regulations at 24 CFR Part 107;
- (g) Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended and implementing regulations when published for effect;
- (h) The Age Discrimination Act of 1975, as amended, (Pub. L. 94-135), and implementing regulations when published for effect;
- (i) The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the implementing regulations at 24 CFR 570.488;
- (j) Anti-displacement and relocation plan requirements of Section 104(d) of Title I, Housing and Community Development Act of 1974, as amended;
- (k) Relocation payment requirements of Section 105(a)(11) of Title I, Housing and Community Development Act of 1974, as amended.
- (l) The labor standards requirements as set forth in 24 CFR 570.603 and HUD regulations issued to implement such requirements;
- (m) Executive Order 11988 relating to the evaluation of flood hazards and Executive Order 11288 relating to the prevention, control, and abatement of water pollution;

- (n) The regulations, policies, guidelines and requirements of OMB Circular Nos. A-87, A-110 and A-122 as they relate to the acceptance and use of federal funds under this federally assisted program;
  - (o) The American Disabilities Act (ADA) (P.L. 101-336: 42 U.S.C. 12101) provides disabled people access to employment, public accommodations, public services, transportation, and telecommunications;
- (7) The conflict of interest provisions of 24 CFR 570.489 apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or sub recipients which are receiving CDBG funds. None of these persons may obtain a financial interest or benefit from the activity, or have an interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter, and that it shall incorporate or cause to be incorporated, in all such contracts or subcontracts a provision prohibiting such interest pursuant to the purpose of this certification;
  - (8) It will comply with the provisions of the Hatch Act that limits the political activity of employee;
  - (9) It will give the state, HUD, and the Comptroller General or any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant;
  - (10) It will comply with the lead-based paint requirements of 24 CFR Part 35 Subpart B issued pursuant to the Lead-Based Paint Hazard Elimination Act (42 U.S.C. 4801 et seq.).
  - (11) The local government will not attempt to recover any capital costs of public improvements assisted in whole or in part with CDBG funds by assessing properties owned and occupied by low- and moderate-income persons unless: (a) CDBG funds are used to pay the proportion of such assessment that relates to non CDBG funding or; (b) the local government certifies to the state that, for the purposes of assessing properties owned and occupied by low- and moderate-income persons who are not very low-income, that the local government does not have sufficient CDBG funds to comply with the provision of (a) above.
  - (12) It accepts the terms, conditions, selection criteria, and procedures established by this program description and that it waives any right it may have to challenge the legitimacy and the propriety of these terms, conditions, criteria, and procedures in the event that its application is not selected for CDBG funding.
  - (13) It will comply with the regulations, policies, guidelines, and requirements with respect to the acceptance and use of federal funds for this federally assisted program.

- (14) It will comply with all parts of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited previously as well as with other applicable laws.

The applicant hereby certifies that it will comply with the above stated assurances.

|  |                                  |
|--|----------------------------------|
| _____<br>Signature, Chief Elected Official | _____<br>Name (typed or printed) |
| _____<br>Title                             | _____<br>Date                    |

To Whom It May Concern:

As Chief Elected Official of the City of Junction City, I hereby certify that I have knowledge of all activities in the above-referenced application. I also certify that I am aware that the regulations of the CDBG program prevent the use of any facility built or rehabilitated with CDBG funds, or any portion thereof, to be used for the conduct of official business. I therefore certify that no portion of the above application violates this regulation.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

## PROJECT BUDGET FORM

| ACTIVITY                                  | CDBG FUNDS | OTHER FUNDS | SOURCE OF OTHER FUNDS | TOTAL COST |
|---|------------|-------------|-----------------------|------------|
| 1. Administration                         |            |             |                       | \$         |
| 2. Planning/Design                        |            |             |                       | \$         |
| 3. Property Acquisition                   |            |             |                       | \$         |
| 4. Building Rehabilitation                |            |             |                       | \$         |
| a. Foundation                             |            |             |                       | \$         |
| b. Roof                                   |            |             |                       | \$         |
| c. Exterior Walls                         |            |             |                       | \$         |
| d. Plumbing                               |            |             |                       | \$         |
| e. Electrical                             |            |             |                       | \$         |
| f. Asbestos                               |            |             |                       | \$         |
| g. Other Environmental Hazards            |            |             |                       | \$         |
| 5. Historic Preservation                  |            |             |                       | \$         |
| a. Foundation                             |            |             |                       | \$         |
| b. Roof                                   |            |             |                       | \$         |
| c. Exterior Walls                         |            |             |                       | \$         |
| d. Plumbing                               |            |             |                       | \$         |
| e. Electrical                             |            |             |                       | \$         |
| f. Asbestos & Other Environmental Hazards |            |             |                       | \$         |
| g. Interior Restoration                   |            |             |                       | \$         |
| 6. Architectural Barrier Removal          |            |             |                       | \$         |
| 7. Inspection                             |            |             |                       | \$         |
| <b>ALL ACTIVITIES TOTAL</b>               | \$         | \$          |                       | \$         |

THE CITY OF \_\_\_\_\_, KANSAS

RESOLUTION NO. \_\_\_\_\_

RESOLUTION CERTIFYING LEGAL AUTHORITY  
TO APPLY FOR THE 2013 KANSAS  
SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
FROM THE KANSAS DEPARTMENT OF COMMERCE  
AND AUTHORIZING THE MAYOR  
TO SIGN AND SUBMIT SUCH AN APPLICATION

WHEREAS, The City of \_\_\_\_\_, Kansas, is a legal governmental entity as provided by the laws of the STATE OF KANSAS, and

WHEREAS, The City of \_\_\_\_\_, Kansas, intends to submit an application for assistance from the 2013 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

THE APPLICANT hereby certifies that the City of \_\_\_\_\_, Kansas, is a legal governmental entity under the status of the laws of the STATE OF KANSAS and thereby has the authority to apply for assistance from the 2013 KANSAS SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

THE APPLICANT hereby authorizes the MAYOR of \_\_\_\_\_, Kansas, to act as the applicant's official representative in signing and submitting an application for the assistance to the 2013 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

THE APPLICANT hereby dedicates \$\_\_\_\_\_ in cash funds toward this project and \$\_\_\_\_\_ in in-kind material and/or labor for same.

APPROVED BY THE GOVERNING BODY OF THE CITY OF \_\_\_\_\_, KANSAS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED \_\_\_\_\_  
MAYOR

ATTEST \_\_\_\_\_

(SEAL)

THE CITY OF \_\_\_\_\_, KANSAS

CITY OF \_\_\_\_\_, KANSAS

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION DECLARING A BUILDING BLIGHTED WITH  
RESPECT TO THE KANSAS SMALL CITIES  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

WHEREAS, Congress recognized the prevention and elimination of slum and blight as a national objective under the Housing and Community Development Act of 1974; and

WHEREAS, The State of Kansas in its Urban Renewal Law of 1955 declared that the prevention and elimination of slums and blight is a matter of state policy and concern; and

WHEREAS, The City of \_\_\_\_\_ wishes to stabilize and improve the economic viability of the downtown commercial district by encouraging private property owners to make improvements on existing blighted buildings; and

WHEREAS, The Kansas Department of Commerce has grant funds available through the CDBG Program to assist property owners in addressing deficiencies on blighted buildings in cooperation with the municipality; and

WHEREAS, \_\_\_\_\_, the owner of the building located at \_\_\_\_\_ in the City of \_\_\_\_\_ wishes to participate in the program.

NOW, THEREFORE, BE IT RESOLVED THAT: The Governing Body of the City of \_\_\_\_\_, Kansas hereby declares that the above mentioned building is a blighted structure under the Kansas Urban Renewal Law and that it has the following conditions of blight, decay or environmental contamination:

and, FURTHERMORE these conditions are detrimental to public health and safety.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF \_\_\_\_\_, KANSAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

(Seal)



(Minimum required by all applicants for funding – must be submitted with application)

**Residential Anti-displacement and Relocation Assistance Plan  
under Section 104(d) of the  
Housing and Community Development Act of 1974, as Amended**

The jurisdiction will replace all occupied and vacant occupiable low- and moderate-income dwelling units demolished or converted to a use other than as low- moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR Part 570.488.

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the [jurisdiction] will make public and submit to the Kansas Department of Commerce the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low- and moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as Section 104(d) replacement dwelling units;
5. The source of funding and a time schedule for the provision of Section 104(d) replacement dwelling units; and
6. The basis for concluding that each Section 104 (d) replacement dwelling unit will remain a low- and moderate-income dwelling unit for at least ten years from the date of initial occupancy.

The jurisdiction will provide relocation assistance, as described in Section 570.488 to each low- and moderate-income household displaced by the demolition of housing or by the conversion of a low- and moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the act, the jurisdiction will take the following steps to minimize the displacement of persons from their homes:

Based on initial review of project, the following occupied dwellings (by address) will be demolished with grant funds (should contain proposed demolitions):

As chief official of the jurisdiction, I hereby certify that the above plan was officially adopted by the jurisdiction of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Signature – Chief Elected Official

\_\_\_\_\_  
Jurisdiction

\_\_\_\_\_  
Date

## Applicant/Recipient Disclosure/Update Report

Indicate whether this is an Initial Report ☐ or an Update Report ☐

## **Beneficiary Data:**

To document compliance with Title VI of the Civil Rights Act of 1964, please provide the information in the space below.

Total Population of Applicant: \_\_\_\_\_

|       | Ethnicity<br>Number |                  |                     |           | Ethnicity<br>Number |                  |                     |
|-------|---------------------|------------------|---------------------|-----------|---------------------|------------------|---------------------|
|       | Hispanic            | Non-<br>Hispanic | Total<br>Population |           | Hispanic            | Non-<br>Hispanic | Total<br>Population |
| White | _____               | _____            | _____               | A         | _____               | _____            | _____               |
| BAA   | _____               | _____            | _____               | A/W       | _____               | _____            | _____               |
| BAA/W | _____               | _____            | _____               | AI/AN/BAA | _____               | _____            | _____               |
| AI/AN | _____               | _____            | _____               | AI/AN/W   | _____               | _____            | _____               |
| NH/PI | _____               | _____            | _____               | Other     | _____               | _____            | _____               |

Number of Persons with Disability \_\_\_\_\_

Female Head of Household \_\_\_\_\_

\*BAA-Black African American; BAA/W-Black African American and White; AI/AN-American Indian or Alaskan Native; NH/PI-Native Hawaiian or Pacific Islander; A-Asian; AW-Asian and White; AI/AN/BAA-American Indian or Alaskan Native and Black African American; AI/AN/W-American Indian or Alaskan Native and White

**Sample Public Hearing Notice**  
**Downtown Commercial Rehabilitation Applications**

The City of \_\_\_\_\_ will hold a public hearing on (day), (date), at (time) in the (location) for the purpose of considering an application to be submitted to the Kansas Department of Commerce for Small Cities Community Development Block Grant funds under the Downtown Commercial Rehabilitation category. A specific project application to be discussed is (description) located at (location) that will consist of (specific activities). The estimated project cost is \$\_\_\_\_\_ with the grant request for \$\_\_\_\_\_ of the project cost. Other project proposals introduced at the hearing will be considered. Oral and written comments will be recorded and become a part of (City) CDBG Citizen Participation Plan.

Reasonable accommodations will be made available to persons with disabilities. Requests should be submitted to \_\_\_\_\_ by (date).

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- A second hearing must be held at the conclusion of the project to inform the citizens of the project's successful or unsuccessful completion and to outline the benefit to the community.

## **CDBG DOWNTOWN COMMERCIAL REHABILITATION PROGRAM GUIDELINES**

The purpose of the program is to help cities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted structures. It is hoped that a strategic investment of grant funds in a key building would prevent the spread of blighted conditions to other nearby structures. Also, it would encourage other property owners to make improvements to their buildings, thus starting to reverse the cycle of blight, deferred maintenance and disinvestment.

All projects must meet a national objective and involve an eligible activity under the Housing and Community Development Act (HCDA) of 1974. Both of these conditions must be met in order for the project to receive CDBG funds. It should also be noted that the Kansas program will be limited to privately owned buildings.

**National Objective:** All CDBG-funded projects must meet one of the three national objectives set forth in HCDA. This program will utilize the second national objective, which is the prevention or elimination of slums or blight. Under the federal regulations, this national objective can be met on an area basis or a spot basis. The Kansas program will concentrate on addressing the slum and blight issue on a spot basis.

**Slum or Blight-Spot Basis:** *The following activities may be undertaken on a spot basis to eliminate specific conditions of blight, physical decay or environmental contamination that are not located in a slum or blighted area: acquisition; clearance; relocation; historic preservation; remediation of environmentally contaminated properties; or rehabilitation of buildings or improvements. However, rehabilitation must be limited to eliminating those conditions that are detrimental to public health and safety. If acquisition or relocation is undertaken, it must be a precursor to another eligible activity (funded with CDBG or other resources) that directly eliminates the specific conditions of blight or physical decay, or environmental contamination. 24 CFR 570.483(c)(2)*

The two most relevant eligible activities are: building rehabilitation and historic preservation.

**Building Rehabilitation:** *Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvement to the exterior of the building, abatement of asbestos hazards, lead-based paint hazards evaluation and reduction, and the correction of code violations. 24 CFR 570.202(a)(3)* Because of funding limitations, the Kansas program will be limited to privately owned buildings.

**Historic Preservation:** *CDBG funds may be used for the rehabilitation, preservation or restoration of historic properties, whether publicly or privately owned. Historic properties are those sites or structures that are either listed in or eligible to be listed in the National Register of Historic Places, listed in a State or local inventory of historic places, or designated as a State or local landmark or historic district by appropriate law*

*or ordinance. Historic preservation, however, is not authorized for buildings for the general conduct of government.* **24 CFR 570.202(d)** Because of funding limitations, the Kansas program will be limited to privately owned buildings.

**Preservation Standards:** If the property is listed on the National Register, the renovations must meet the standards established by the Secretary of the Interior. Historic properties listed on a state or local list may be subject to other standards.

**Applicant:** The applicant must be a unit of local general government and act as a HUD non-entitlement community in Kansas. The project itself must be located in the jurisdiction of the applicant. The applicant is ineligible if it has an open CDBG grant awarded prior to January 1, 2011, except for Economic Development projects.

**Grant Amount:** The maximum amount of CDBG funds that can be applied for is \$250,000. All CDBG funds must be used for an eligible activity and meet the “slum and blight” national objective under HCDA. The Department is setting aside \$900,000 for the 2013 program year.

**Matching Funds:** The minimum match requirement is 25 percent of project cost. The match requirement must be met by a cash match from private sources.

**Resolution:** The governing body of the municipality must pass a resolution declaring that the building is blighted and indicate the specific conditions that pose a threat to public health and safety.

**The Building:** The application is limited to one building. A building with a common wall or walls would be acceptable as long as it meets the national objective and eligibility requirement.

**Ownership:** The intention of the program is to upgrade private buildings and return them to productive business uses. Accordingly, at the time the application is submitted the private entity or person that is going to undertake the rehabilitation of the structure must own the property or have an option to purchase the property. In the case of an option, the earnest money must be nominal and the contract must be conditioned on the approval of CDBG funding and the environmental clearance.

**Building Reuse Plan:** In order to qualify, there must be a specific private for-profit business operation or operations that will locate in the building. A business plan will be required for these new or expanding ventures.

**Commitment Letter(s):** The application must include a letter from the property owner outlining the building improvements that will be undertaken, the cost of these improvements, amount of matching funds that will be provided, and the source of these funds. If the operator of the new business is different than the building owner, the business operator must provide information on the cost of starting the new business, source of these funds, timeline, information on goods or services being offered, and how

many employees will be hired. If the building owner and business operator are the same party, these elements can be combined into one letter. If some of these funds are coming from a lending organization, a letter from the lender will also be required.

**Recapture Provision:** If the property owner sells the building within three years of project closeout, the CDBG funds must be repaid to the Kansas Department of Commerce.

**Cost Estimate:** The application must include a signed cost estimate from a licensed architect.

**Construction Wages:** The use of CDBG funds in the construction or renovation of a building triggers the provisions of the Davis-Bacon Act. This means that the construction workers must be paid the prevailing wage rates for each construction trade as determined by the U. S. Department of Labor.

**Environmental Review:** CDBG-funded projects require an environmental review process under the National Environmental Policy Act (NEPA) of 1969, and HUD's implementing regulations, 24 CFR Part 58. Construction or other activities that would have an adverse environmental impact, or limit the choice of reasonable alternatives, whether funded by private or public sources, cannot begin until the State issues the environmental clearance. The environmental review process will include contact with the State Historic Preservation Officer.

**Real Property Acquisition:** If the project involves the purchase of real property, the property transactions must follow the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policy Act. This is true even if private funds are used for the purchase.

**Grant Administration:** These projects must be administered by a certified grant administrator. The Department of Commerce maintains a list of persons that are certified to administer Small Cities CDBG projects in Kansas. Grant administration is an eligible cost under the program. The maximum amount of CDBG funds that can be used for administration is 10 percent of total CDBG funds or \$17,000, whichever is the lesser amount.

**Citizen Participation/Public Hearing:** CDBG projects require input from local citizens. The applicant must hold a public hearing for each application with adequate notice to the general public. The notice must be published in a local newspaper having general circulation in the community. The notice must be published at least five full days before (starting one day after publication and not counting the date of the hearing) but not more than 20 days before the hearing. The public hearing must be conducted by the applicant's governing body. Also, the public hearing must be held at least three days before submission of the application to the Department of Commerce.

**Application Deadlines:** For the 2013 program year, there will be two application rounds: February 1 and August 1. To receive consideration, applications must be postmarked by that date.

**Application Rating System:** The applications will be rated by staff members of the Business and Community Development Division of the Kansas Department of Commerce. The following point system will be used:

Efforts of Community to Revitalize Downtown Commercial District ..... (20 points)

Scope of Work and Impact of Building on Commercial District ..... (25 points)

Financial Capacity and Business Experience of Owner/Operator ..... (20 points)

Business Plan for Reuse of Building ..... (25 points)

Readiness to Proceed with Project..... (10 points)

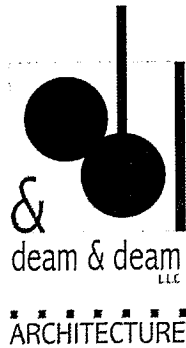
Total ..... 100 points

In order to be awarded funding, the application must receive at least an average score of 70 points from the rating team.

**Application Appeal:** If an unsuccessful applicant wishes to appeal the decision of the rating team, the process will follow the procedure set forth in section 21.0 of the *2013 Economic Development Application & Guidelines* document.

Issued October 1, 2012.





## BUILDING ANALYSIS

December 13, 2012

To whom it may concern,

I was able to look at the building located at 617 N. Washington Street. The building has a main floor of approximately 2,600 S.F., with approximately 1,600 S.F. second floor. It also has a full unfinished basement.

Upon a very quick visual inspection, the building is in desperate need of repair or it is headed for demolition. The building's second floor is showing collapse from water damage and is unstable.

I had originally given a very quick verbal estimate of over \$330,000 for renovation. However, in talking to a Structural Engineer and without further investigation I would not be able to give an accurate estimate.

Having looked further, I believe the estimate will be anywhere between \$350,000 to \$450,000.

### Recommendation:

Deam and Deam, L.L.C would like to recommend the hiring of an Architect and Structural Engineer to document and analyze the building for its possible desired use. With this service they will document, dimension, analyze the existing and propose the best demotion suited for the desired use. They would then program and schematically layout the desired plan. From this information a cost estimate for the demolition and remodel would be done.

Sincerely,

Brett Deam, for Deam & Deam, L.L.C.

**Backup material for agenda item:**

- b. Consideration of the Owner's Request for Annexation of the Property at 1205 Hoover Road and approval of the Annexation Agreement concerning connection to City utilities.

# City of Junction City

## City Commission

### Agenda Memo

December 18, 2012

**From:** David L. Yearout, AICP, CFM, Director of Planning and Zoning

**To:** City Commission & Gerry Vernon, City Manager

**Subject:** Request by Landowner to Annex Property at 1205 Hoover Road, Approval of Annexation Agreement and Setting Public Hearing for Consideration of Rezoning by Metropolitan Planning Commission

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**Issue:** Consideration of the written request of Robert Davis, Contract Buyer, 1205 Hoover Road, to annex the approximately 2 acres of land at 1205 Hoover Road.

**Explanation of Issue:** Mr. Robert Davis, contract buyer and tenant of the property at 1205 Hoover Road, has submitted a written request for annexation of his property at 1205 Hoover Road. There was a mobile home located on this property that burned to the ground in April of 2012. Once Mr. Davis discerned a desire to establish another home, he approach the City about annexation because of a desire to connect to City water, which is located along Hoover Road in front of his property. Mr. Davis submitted a written request for the annexation on July 18, 2012.

The issue of annexation of this property also raised the question regarding connect to City sanitary sewers. Investigation showed the sanitary sewer line on the northwest side of the Union Pacific Railroad right-of-way. To make service available, either the service line would need to cross the right-of-way, or the sanitary sewer main would need to be extended across the railroad right-of-way. The City asked Kaw Valley Engineering to provide a cost estimate for the extension of the sanitary sewer main, which estimates the cost to be \$45,600.00. The bulk of this cost is to bore and case the sewer main under the railroad right-of-way, which is a requirement of the railroad. After extensive internal discussion, including the fact the sewer extension would also provide service to the land owned by the City adjacent to Mr. Davis' land, it was determined the sewer utility should cover the bulk of the costs associated with the sewer extension and the landowner, as well as future properties, should pay a "buy-in" cost of \$3,000.00 per service connection, exclusive of any other costs associated with extending addition main lines or private service lines in the future.

After discussion with Mr. Davis, including verification from the Geary County Health Department of the restrictions on the reuse of the existing on-site wastewater system (old septic tank and lateral field), it was determined the annexation would also require connection to the sanitary sewer system of the City, as well as the water system. All these conditions are included in the Annexation Agreement presented for approval at this meeting.

Additionally, the property is within the floodplain and reconstruction of the home will be required to meet the standards of the Floodplain Regulations. While this is in the County at this time, the requirements and standards are the same whether the property is within the County or the City. The owners have provided an elevation certificate that verifies the flood elevations and have committed to raise the home to an elevation appropriate to remove the home from the regulatory flood. A conditional building permit has been authorized to begin the process to construct the elevated foundation, subject to the completion of the annexation agreement and the City's acceptance of the utility connections as outlined in the Annexation Agreement. The owners are aware of the costs associated with these actions.

Finally, the City Attorney has verified that before the annexation can be approved in final ordinance form, the Metropolitan Planning Commission must conduct a public hearing to recommend the appropriate zoning

classification under the City Zoning Regulations for the property. This would be the “RS” Suburban Residential Zoning District. The action needed at this meeting is to direct the setting of the public hearing by the MPC to start that process.

**Alternatives:**

1. Approve the annexation of the property, approve the Annexation Agreement and set the public hearing for rezoning of the property by the Metropolitan Planning Commission.
2. Disapprove the request to annex the property.

**Staff Recommendation:** Staff believes the actions outlined above are the appropriate steps to take and are in the best interests of both the City and the landowner in the short and long terms. The issues that have slowed this process deal with the costs associated with gaining access to the city water and sewer utilities. Once that was verified, the agreement and recommended cost allocations could be made to the City Commission for final approval.

Staff strongly recommends the request for annexation be approved, the Annexation Agreement be approved, which includes the allocation of costs for connection to the water and sewer utilities of the City, and the City Commission take action to begin the rezoning of the property as required by City Code.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moved to approve the request submitted by Mr. Robert Davis, Contract buyer, 1205 Hoover Road, for the annexation of his property on Hoover Road, authorize the Mayor to execute the Annexation Agreement regarding said annexation, which sets the costs for connection to the City water and sewer utilities, and set the public hearing by the Metropolitan Planning Commission to rezone the property into the appropriate zoning classification under the City of Junction City Zoning Regulations at the next available date.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:**

Davis Letter  
Kaw Valley Engineering Letter – Sewer Extension

**AGREEMENT REGARDING**  
**ANNEXATION OF CERTAIN PROPERTY AND EXTENSION OF CITY SERVICES**

THIS AGREEMENT made and entered into this \_\_\_\_ day of December, 2012, by and between **Thomas D. Slick Trust, by Thomas D. Slick, Trustee, and Robert and Rebecca Davis, husband and wife**, of Junction City, Kansas, as owners of certain property adjacent to the City of Junction City, Kansas, in Geary County, Kansas; herein referred to as "owners", and the **City of Junction City, Kansas**, a Kansas municipal corporation, as the "City".

**RECITALS:**

- A. The owner owns all the land described in Attachment "A" to this agreement, said land being adjacent to the City of Junction City, Kansas (the "site").
- B. The owner desires to have said land annexed into the City and has filed a written request for said annexation.
- C. The owner desires to construct a new home on said land and have said home connected to public water and public sanitary sewer systems of the City.
- C. As a condition to allow the annexation and construction requested by the owner, the City has certain requirements and conditions that must be met in order for the annexation to be granted and the construction to occur.
- D. The parties desire to enter into a detailed agreement regarding the foregoing in connection with and in contemplation of the City's governing body granting the annexation of said property.

**NOW, THEREFORE**, for and in consideration of the City's approval of the annexation of said property, the mutual covenants and agreements contained herein and other good and valuable consideration the receipt and sufficiency which is hereby acknowledged, the parties agrees as follows:

- 1. **Construction of New Residence**. The owner agrees to obtain a building permit from the City for the construction of the new residence on the subject property with the understanding that the owner shall comply with all requirements of the City, including compliance with all requirements for construction within a designated flood plain, including but not limited to appropriate measures to protect the new residence by floodproofing the residence or providing appropriate protection from future flooding as permitted by the Flood Plain Regulations of the City.
- 2. **Connection to City Water Service**. The City agrees to provide a location for a new water service connection to be made to the City water main along Hoover Road, subject to the owner paying all costs associated therewith in accordance with City ordinances.
- 3. **Expansion and Connection to City Sanitary Sewer Service**. The City agrees to extend the sanitary sewer service across the Union Pacific Railroad right-of-way at the expense of the City, to a point adjacent to the owner's property and that the owner shall have the authority to connect to said sanitary sewer service as said point. The owner agrees to pay a connect fee of \$3,000.00 to make said connection to the sanitary sewer

service, in addition to all other costs of extending a service line to said sanitary sewer service.

4. **Notices.** Any notice, request, instruction or other document to be given hereunder after the date hereof by any party hereto to any other party shall be in writing and shall be sufficient in all respects if delivered personally or sent by registered or certified United States mail, postage prepaid, to the parties at the following addresses:

To the City: City of Junction City Kansas  
Attn. City Clerk  
700 N. Jefferson Street  
Junction City, KS 66441  
(T): 785-238-3103

With a copy to: Catherine Logan  
Lathrop & Gage, LLP  
10851 Mastin Blvd., Bldg. 82, Suite 1000  
Overland Park, KS 66210  
(T) 913-451-5168  
(F) 913-451-0875

To Owner: Thomas D. Slick Trust  
Attn: Thomas D. Slick, Trustee  
4617 K-157 Highway  
Junction City, Kansas 66441  
(T) 785-257-3234

To Owner: Robert and Rebecca Davis  
Attn: Robert Davis  
1205 Hoover Road  
Junction City, Kansas 66441  
(T) 785-226-4101

The above addresses may be changed at any time by the parties by notice given in the manner provided above.

5. **Default.**

6.1 **Time of Essence.** Each party acknowledges that time shall be of the essence in the performance of its obligations under this Agreement and that each of the parties shall be expending considerable funds, committing administrative time at a substantial cost, and making contractual obligations with third parties, all in reliance upon and in anticipation of the timely performance by the other parties of their respective duties and obligations under this Agreement.

6.2 **Remedies.** In the event of a default by any party of this Agreement, the aggrieved parties may pursue any and all remedies available under law or in equity against the defaulting party, including, without limitation, recovery of damages or specific performance of the defaulting party's obligations, and/or enforcement by the City of the ordinances, rules and regulations of the City.

6. **Miscellaneous Provisions.**

- 7.1 **Necessity of Formal Action by City.** Nothing contained in this Agreement shall be deemed to obligate the City or any of its various departments, boards or agencies, acting within their respective governmental capacities, to formally approve any action, issue any permit, enact or adopt any ordinance or resolution, or take any other legislative or quasi-judicial action related to any development within the Site by the owner, including any rezoning, acceptance of plats or vacation of public streets or alleys. Any such approvals, permits or actions by the City shall be made, issued or enacted only pursuant to formal action duly conducted by the City's governing body, or applicable board or agency, to the extent so required by the City's ordinances, subdivision and zoning regulations, and procedural requirements and the applicable laws of the State of Kansas.
- 7.2 **Force Majeure.** In the event any party to this Agreement shall be delayed or hindered in or prevented from the performance of any act required under this Agreement by reason of acts of God, strikes, lockouts, failure of power or other insufficient utility service, riots, insurrection, environmental remediation required by the any government authorities, discovery of cultural, archeological or paleontological resources or endangered species, any lawsuit seeking to restrain, enjoin, challenge or delay construction, war, terrorism or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of this Agreement, then performance of such act shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay. The provisions of this Section shall not be applicable to delays resulting from the inability of a party to obtain financing or to proceed with its obligations under this Agreement because of a lack of funds.
- 7.3 **Organization and Due Authorization Covenants of Parties.**
- (a) **Representations and Warranties of Owner.** Owner represents the execution, delivery and performance by owner of this Agreement are within owner's powers and have been duly authorized by all necessary action of owner. This Agreement is the legal, valid and binding obligation of owner, enforceable against owner in accordance with the terms hereof.
- (b) **Representations and Warranties of the City.**
- (i) **Authority.** The execution, delivery and performance by the City of this Agreement are within its powers and have been duly authorized by all necessary action.
- (ii) **No Conflicts.** Neither the execution and delivery of this Agreement, nor the consummation of any of the transactions herein or therein contemplated, nor compliance with the terms and provisions hereof or thereof, will contravene the ordinances, rules, regulations of the City or the laws of the State of Kansas nor result in a breach, conflict with or be inconsistent with any terms, covenants, conditions or provisions of any indenture, agreement

or other instrument by which the City is bound or to which the City is subject.

(iii) No Consents. No consent, authorization, approval, order or other action by, and no notice to or filing with, any court or governmental authority or regulatory body or third party is required for the due execution and delivery by the City of this Agreement. No consent, authorization, approval, order or other action by, and no notice to or filing with, any court or governmental authority or regulatory body or third party is required for the performance by the City of this Agreement or the consummation of the transactions contemplated hereby.

(iv) Valid and Binding Obligation. This Agreement is the legal, valid and binding obligation of the City enforceable against the City in accordance with its terms.

7.4 Amendments. This Agreement may be amended, changed or modified only by a written agreement duly authorized and executed by each party to this Agreement.

7.5 Construction and Enforcement. This Agreement shall be construed and enforced in accordance with the laws of the State of Kansas.

7.6 Invalidity of Any Provisions. If for any reason any provision hereof shall be determined to be invalid or unenforceable, the validity and effect of the other provisions hereof shall not be affected thereby.

7.7 Headings. The Article and Section headings shall not be treated as a part of this Agreement or as affecting the true meaning of the provisions hereof.

7.8 Execution of Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

7.9 Time. Time is of the essence in this Agreement.

7.10 Consents and Approvals. Wherever in this Agreement it is provided that any party shall, may or must give its approval or consent, such party shall not, unless specifically herein provided otherwise, unreasonably withhold, condition, delay or refuse to give such approvals or consents. It is agreed, however, that the sole right and remedy for any party in any legal action concerning the another party's reasonableness will be an action for declaratory judgment and/or specific performance, and in no event shall the aggrieved party be entitled to claim consequential or monetary damages of any type or nature in any such action.

7.11 Supersedes Other Agreements. This Agreement reflects the entire Agreement between the City and owner to the public improvements serving the Site and supersedes any other agreements, written or verbal, between the parties regarding the same. This Agreement shall be amended only by written instrument signed by each of the parties and delivered to one another.



7.12 No Joint Venture. Nothing in this Agreement is intended, nor shall this Agreement be construed to create, an expressed or implied partnership or joint venture between the City and owner for the installation of the Work or the development of the Site. Neither party shall have any authority to commit for or legally bind the other party, except to the extent otherwise provided for in this Agreement.

7. **Binding Effect**. The agreements and obligations under this Agreement shall extend to and bind the parties and their respective grantees, successors and assigns. Owner, at their cost and expense, shall record this Agreement against all of the site with the Office of the Register of Deeds of Geary County, Kansas. The provisions of this Agreement, including but not limited to the warranty obligations set forth herein, shall survive termination of expiration of this Agreement and/or final approval by the City of the Work.

**IN WITNESS WHEREOF**, the parties hereto have set their hands the day and year first above written.

**Thomas D. Slick Trust**

By: \_\_\_\_\_  
Printed Name: Thomas D. Slick, Trustee  
"Owner"

**Robert Davis**

By: \_\_\_\_\_  
Printed Name: Robert Davis  
"Owner"

**Rebecca Davis**

By: \_\_\_\_\_  
Printed Name: Rebecca Davis  
"Owner"

**ATTEST:**

**The City of Junction City, Kansas,**  
a Kansas municipal corporation

\_\_\_\_\_  
Tyler Ficken, City Clerk

By: \_\_\_\_\_  
Pat Landes, Mayor  
"City"

RECEIVED  
JUL 18 2012

To: Junction City Mayor

Junction City/Geary County  
Planning and Zoning

I, Robert D. Davis would like to request that the City of Junction City KS, ANNEX my property at 1205 Hoover Rd. into the City. The reason I make this request is that, I am in the process of putting in a new home on the property and would like to use city water.

There is a water line in the front of the property already and would cost the city nothing or very little to allow me to tie into the City water system. There is City sewere system Across the tracks from my property I may be able to tie into depending on the depth of the system. If not I have a septic system in place on the property.

This would be a new double wide or Modular home and I do not want to run water from my well through it and would really like

RECEIVED

to use to City water.

Division of  
Sanitation and  
Public Health

Thank You for Your Time

Robert P. Davis

Robert P. Davis





# 1205 Hoover Road

Date: 10/15/2012

Geary County makes every effort to produce and publish the most current and accurate information possible. This information is furnished as a public service. The information must be accepted and used by the recipient with the understanding that the data was developed and collected for the purpose of developing property valuations, using the criteria of fair market value, as required by the State of Kansas. The Appraised Value and Tax Information are updated at different times during the year and, therefore, may not always reflect same year values. Geary County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty regarding the completeness or accuracy of the data.

Note: Acreage and Square Footage data shown are approximate and may not be consistent with records maintained for appraisal purposes.

©2010 Geary County, Kansas Government.

Data sources: Geary County, Kansas Government, City of Junction City, Kansas Geospatial Commons (DASC), USDA

For more maps and information resources, visit us at - <http://www.geary.kansasgis.com>

## Legend

- Highways
- Roads
- Property Parcels
- Subdivisions
- City Limits



Geary County, Kansas



**Backup material for agenda item:**

- c. Consideration of the Written Request of the Property Owner to Deannex Property on the South Side of Rucker Road at the west City limit line.

# City of Junction City

## City Commission

### Agenda Memo

December 18, 2012

**From:** David L. Yearout, AICP, CFM, Director of Planning and Zoning

**To:** City Commission & Gerry Vernon, City Manager

**Subject:** Request by Landowner to Deannex Property on the South Side of Rucker Road at the west City Limit Line

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**Issue:** Consideration of the written request of James Didas, 2823 Rucker Road, to deannex approximately 35 acres of land on the south side of Rucker Road at the west City Limit line.

**Explanation of Issue:** The City received a letter from Mr. James Didas, 2823 Rucker Road, requesting the deannexation of his property. Mr. Didas recently purchased the property on the south side of Rucker Road, containing approximately 35 acres, this year. This property was annexed into the City at the request of the then owner in 2008 in anticipation of additional development of the property to be called Sutter Woods Unit No. 2. The original proposal included the potential of multiple family residential development and other proposed developments that were subsequently dropped as the economy collapsed. That action occurred in the spring of 2009. However, as part of the rezoning and platting considerations, the annexation ordinance was completed, which brought the entire property into the City.

Adjoining properties were approved for rezoning and platting during the same time period and considerable extensions of the necessary streets and utilities were made to accommodate future development of the properties in the area. In fact, Rucker Road has been improved to City standards along the complete frontage of this property, and all other city utilities are been constructed to the property on the north, south and east sides. The west side of this property is also the west City limit line on the south side of Rucker Road.

This property has a single-family home on it, with the remaining property undeveloped. Mr. Didas purchased the property with the full knowledge the land was within the City of Junction City. Mr. Didas contacted the City regarding the requirements for keeping farm animals on the property and was provided the ordinances and language governing this situation. In short, the ordinances permit Mr. Didas to have farm animals because he owns more than 5 acres of land; however the property must be fenced so no animals are kept within 100 feet of the property lines.

Mr. Didas has indicated a desire to have the property deannexed because of his immediate plans for the property. As stated in his letter, he desires to use the property for keeping of farm animals and has no immediate plans for development of the property. Further, his home is not connected to City utilities at this time.

#### Alternatives:

1. Approve the deannexation of the property and direct staff to prepare the appropriate ordinance.
2. Disapprove the request to deannex the property.

**Staff Recommendation:** Staff strongly believes the deannexation of the property is not in the best interests of the City on either the short or long term. This land was annexed in anticipation of the development of the property. Those plans did not reach a conclusion because of the collapse of the economy in 2008. All city utilities are in place adjacent to this property and Rucker Road was improved to City standards with curbs and gutters completely along the frontage of this property. The public investment capable of supporting urban

development of this property has been made and should be protected until the market is ripe for the ultimate development of this property. Further, the landowner was fully aware of the conditions and situation concerning this property when he purchased the property.

Staff strongly recommends the request for deannexation be denied.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moved to deny the request submitted by Mr. James Didas, 2823 Rucker Road, for the deannexation of his property on Rucker Road.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:**

Didas Letter

October 30, 2012

Jim Didas  
2823 Rucker Rd  
Junction City, KS 66441

Junction City Manager; Mr. Gerry Vernon,  
Junction City Mayor; Mr. Pat Landes,  
Junction City Commissioners

**Dear Sir's,**

I am writing to request consideration of de-annexing a parcel of property from the corporate limits of Junction City, KS. The reasons are many but first and foremost the property, located at 2823 Rucker Road, is our primary residence without city amenities (water, sewer, gas).

I'm sure several years ago plans were made for the expansion of JC and lines had to be drawn somewhere, but in actuality the development did not progress onto this parcel and a single family home has existed on the property for over nine years. My wife and I purchased the property a few months ago to enjoy the country feeling close to town and to benefit from the close proximity to our primary work locations, but thoughts of adding a few head of cattle also made the parcel very appealing, with the proximity to adjoining farm land and access to country dirt roads also contributing to our decision.

Please note that slightly south of our property along the westerly city limits it appears precedence has been established whereas the city limits jog around a single-family residence contained within another large parcel of land. With that in mind I request a meeting with you and/or the commissioners to discuss this matter so please provide a time and location for such a gathering where this item will be on the agenda.

Very Respectfully,

Jim Didas

Office: 785-238-6162  
Cell: 315-276-6787  
Email: [jim@raccllc.com](mailto:jim@raccllc.com)



**Backup material for agenda item:**

- d. Consideration of the Waiver of the Paving Requirement for the proposed Parking Lot at Helland Park off Rucker Road.

# City of Junction City

## City Commission

### Agenda Memo

December 18, 2012

**From:** David L. Yearout, AICP, CFM, Director of Planning and Zoning

**To:** City Commission & Gerry Vernon, City Manager

**Subject:** Request for Temporary Waiver of Paving Requirements for Off-Street Parking Area – Helland Park

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**Issue:** Temporary waiver of paving requirement for off-street parking area for Helland Park along Rucker Road.

**Explanation of Issue:** The “Friends of Helland Park” have submitted a site plan for the proposed parking lot off Rucker Road. The site plan is proposing the parking area initially be graveled rather than paved. According to City Code, all property to be used for parking and/or storage of vehicles or equipment is to be paved with either with asphalt or concrete.

The Friends of Helland Park and the City Parks Department are requesting to have this standard temporarily waived as to the materials used and allow the placement of gravel in the parking area, both to reduce initial costs and to establish a solid base for future paving once funds are available. A drawing of the proposed parking area is attached. As can be seen, the driveway entrance from Rucker Road will be paved and only the parking area is being proposed for gravel at this time. According to City staff, this may include use of some of the gravel stockpile at the Tom Neal Business Park property remaining from when the Keystone Pipeline company left.

The City Commission has approved a waiver of the paving standard for other operations, most recently for the storage area at Auto Craft Collision Repair for the storage lot along East 1<sup>st</sup> Street. Only the City Commission may waive the paving requirements.

#### Alternatives:

1. Approve the temporary waiver of the paving requirement as requested.
2. Disapprove the waiver.

**Staff Recommendation:** Staff believes the request is reasonable and consistent with other requests that have been approved in the recent past. As such, staff is recommending approval of the temporary waiver of the requirement to pave the parking lot at Helland Park until such time funds are available to pave the parking lot.

#### Suggested Motion:

Commissioner \_\_\_\_\_ moved to (approve or deny) the temporary waiver of the paving requirement for the parking area for Helland Park off Rucker Road as shown on the site plan.

Commissioner \_\_\_\_\_ seconded the motion.

#### Enclosures:

Site Plan

